

MINUTES OF MEETING OF BOARD OF DIRECTORS  
JUNE 13, 2017

THE STATE OF TEXAS  
COUNTY OF HARRIS  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 151

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The Board of Directors (the "Board") of Harris County Municipal Utility District No. 151 (the "District") met in regular session, open to the public, at Norton Rose Fulbright US LLP, 1301 McKinney, Suite 5100, Houston, Texas, at 11:30 a.m. on June 13, 2017, whereupon the roll was called of the members of the Board, to-wit:

Kent F. Spitzmiller, President  
Jerry Berry, Vice President  
Herman Jordan, Vice President  
Ken Smith, Secretary  
Bill Walker, Assistant Secretary

**Persons Attending.** All members of the Board were present. Also attending all or parts of the meeting Mr. Dan Edwards of AECOM, engineer for the District; Mr. David Toone of PinPoint Commercial, L.P.; Mr. Larry Jones of Severn Trent Environmental Services, Inc. ("ST"), operator for the District; Ms. Diane Bailey of McLennan and Associates, bookkeeper for the District; Ms. Yvonne Luevano of Wheeler & Associates ("Wheeler"), tax assessor and collector for the District; and Ms. Jana Cogburn and Ms. Brenda Presser, paralegal, of Norton Rose Fulbright US LLP ("NRF"), law firm representing the District.

**Call to Order.** The meeting was called to order and, in accordance with notice posted pursuant to law, copies of the certificates of posting of which are attached hereto as *Exhibit A*, the following business was transacted:

1. **Minutes.** Proposed minutes of the meeting of May 9, 2017, previously distributed to the Board, were presented for approval. Upon motion by Director Berry, seconded by Director Smith, after full discussion and the question being put to the Board, the Board voted unanimously to approve the minutes of the meeting of May 9, 2017, as presented.

2. **Tax Collector's Report.** The Board reviewed the Tax Collector's Report and the Delinquent Collections Listing as of May 31, 2017, a copy of which is attached hereto as *Exhibit B*. The report reflects that the District had collected 98.77% of its 2016 taxes as of May 31, 2017.

Ms. Luevano reported that Harris County Appraisal District has notified her that the District's preliminary 2017 value is \$509,311,440.

Upon motion by Director Jordan, seconded by Director Smith, after full discussion and the question being put to the Board, the Board voted unanimously to accept the Tax Collector's Report, to authorize payment of check numbers 3243 through 3246 from the Tax Account in the amounts, to the persons and for the purposes listed in such Report, and to approve and authorize the delinquent tax attorney to take necessary action in connection with the delinquent tax report.

3. **Bookkeeper's Report.** Ms. Bailey presented to and reviewed with the Board the Bookkeeper's Report for the period from May 10, 2017 to June 13, 2017, certain statements for payment, and the investment report for the period ending May 31, 2017, copies of which are attached hereto as *Exhibit C*.

Ms. Bailey presented check numbers 10310 through 10314 and 10316 for utilities, pumpage fees, Unclaimed Property Report, and fence repairs at Lift Station No. 4 for approval and payment upon receipt of invoices expected prior to the District's next meeting.

Upon motion by Director Berry, seconded by Director Smith, after full discussion and the question being put to the Board, the Board voted unanimously to accept the Bookkeeper's Report, to approve the Investment Report, and to authorize payment of check numbers 10282 through 10316 from the General Fund in the amounts, to the persons, and for the purposes listed in such Report as requested herein.

**4. Engineer's Report.** President Spitzmiller recognized Mr. Edwards, who reported on issues with Water Well #2. He stated the District's Operator notified AECOM of sand infiltration and AECOM recommended a performance test. ST contacted G-M Services to perform testing of the well and pump. A copy of the performance test is attached as *Exhibit D*. Following such testing, ST notified AECOM of sand and mud infiltration and it was recommended that ST contact a contractor to televise the well. Alsay has televised the well today at a cost of approximately \$8,000. Discussion ensued regarding possible causes for infiltration and repair options. Director Berry reported that he reviewed Water Well #2 and inquired about notifying the Texas Commission on Environmental Quality about emergency repairs. Ms. Cogburn reported that the Board may hold an emergency meeting within two hours of convening in a special meeting to discuss and take action on a matter of urgent public necessity. Mr. Edwards expressed concerns with the District operating on one well during the summer. The Board discussed water resources, pending identification of issues and repair of Water Well #2, that include the District's ground storage tank and interconnects with Harris County Municipal Utility District Nos. 109 and 132. Mr. Jones confirmed that an insurance claim has been filed and Director Walker stated that the coverage is for immediate break-down and not wear and tear. Ms. Cogburn inquired about the next steps and Mr. Jones stated the next step is to wait for results of testing from Alsay, filter mud, and make repairs. No action was taken at this time, pending results of the testing from Alsay.

**5. Operations Report.** Mr. Jones presented to and reviewed with the Board the Operations Report for May 2017, a copy of which is attached hereto as *Exhibit D*. He noted that 89.45% of the water pumped was billed for the period of April 16, 2017 to May 19, 2017.

He reviewed the Major Maintenance Summary for May 2017.

Mr. Jones reviewed the delinquent list and requested the Board's authorization to submit two accounts for collection.

Upon motion by Director Berry, seconded by Director Jordan, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Operations Report, to authorize termination of service to delinquent accounts in accordance with the District's Rate Order, and to submit two uncollectible accounts for collection.

**6. Developer's Report.** The President recognized Mr. Toone, who updated the Board on the status of the proposed anchor tenant and discussed concepts for additional tenants. Mr. Toone reported on feedback from area residents regarding the proposed development, stating that residents favored a paved detention facility rather than an open ditch drainage concept. He also discussed water use, noting that a re-calculation indicates a reduction in capacity commitment. The Board discussed easements and encroachments regarding installation of water and sanitary sewer lines. Ms. Cogburn discussed concerns with properties abutting easement boundaries. Following a full discussion, President Spitzmiller reported that it is the consensus of the Board to decline ownership of a detention facility. Director Berry noted that a review of new commercial



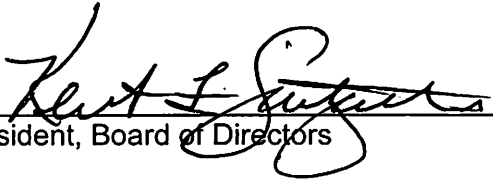
development in the area reflects private ownership of detention facilities. No action was taken by the Board.

7. **Status report on District website.** No report was presented to the Board.
8. **Public Comments.** There were no public comments.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, the meeting was adjourned.

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The foregoing minutes were passed and approved by the Board of Directors on July 11, 2017.

  
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President, Board of Directors

ATTEST:

  
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Secretary, Board of Directors

