

MINUTES OF MEETING OF BOARD OF DIRECTORS  
APRIL 13, 2021

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*”) convened in regular session on April 13, 2021, at 10:00 a.m. via teleconference pursuant to Section 551.125, Texas Gov’t Code as modified by the temporary suspension of certain provisions thereof pursuant to guidelines issued by the Texas Attorney General and approved by the Governor for use during the COVID-19 statewide disaster. A roll call was taken of the persons present:

Kent F. Spitzmiller, President  
Jerry Berry, Vice President  
Steve Robb, Secretary  
Dan Cxyz, Assistant Secretary  
Ken Ebeling, Assistant Secretary

**Persons Attending.** All members of the Board were present. Also attending were Mr. Teague Harris and Ms. Kelly Wilkinson of IDS Engineering Group (“IDS”), engineer for the District; Mr. Allen Jenkins of Inframark, operators for the District (“Inframark”); Mr. Jorge Diaz of McLennan and Associates (“McLennan”), bookkeeper for the District; Ms. Yvonne Luevano of Wheeler & Associates (“Wheeler”), tax assessor and collector for the District; Mr. Dimitri Millas and Ms. Jane Maher, of Norton Rose Fulbright US LLP (“NRF”), attorneys for the District; and Mr. Joe Stunja of Pinehurst Trail Holdings, LLC, developer for the District.

Pursuant to Section 551.054, Texas Gov’t Code, as modified by the temporary suspension of certain provisions thereof, notice of the meeting was posted on the District’s website within the time limits prescribed by law. The agenda packet was posted on the website as items became available.

**Call to Order.** President Spitzmiller called the meeting to order. He noted that the meeting was being held by teleconference in accordance with federal, state and county directives to slow the spread of COVID-19 by avoiding meetings that bring people together. He said the notice of the meeting included a toll-free dial-in number for members of the public to call so they can hear the meeting and address the Board. He noted that the meeting was being recorded and a recording would be available upon public request. President Spitzmiller then set out guidelines for the conduct of the meeting. He asked each speaker to identify themselves before speaking. He then proceeded with the meeting business:

1. **Public Comments.** There were no comments.
2. **Minutes.** Proposed minutes of the regular meeting of March 9, 2021, previously distributed to the Board, were presented for approval. Upon motion by Director Berry, seconded by Director Ebeling, after full discussion and the question being put to the Board, the Board voted unanimously to approve the minutes of the regular meeting of March 9, 2021, as presented.
3. **Tax Collector’s Report.** President Spitzmiller recognized Ms. Luevano, who presented to and reviewed with the Board the Tax Collector’s Report and the Delinquent Collections Listing as of March 31, 2021. She stated that the District had collected 96.31% of its

2020 taxes as of March 31, 2021. She noted that the District's total expenses were \$146,356.54 and that the cash balance as of March 31, 2021 was \$102,430.48. She presented 11 checks totaling \$29,143.62 for the Board's approval.

Upon motion by Director Robb, seconded by Director Berry, after full discussion and the question being put to the Board, the Board voted unanimously to accept the Tax Collector's Report, and to authorize payment of check numbers 2578 through 2588 from the Tax Account in the amounts, to the persons and for the purposes listed in such Report.

4. **Bookkeeper's Report.** President Spitzmiller recognized Mr. Diaz, who presented to and reviewed with the Board the Bookkeeper's Report for the period from March 10, 2021 to April 13, 2021, certain statements for payment, and the investment report for the period ending March 31, 2021. He stated that the current balance in the general fund is \$5,224,835.47 and that the balance in the debt service fund is \$1,356,192.10.

Mr. Diaz presented check numbers 11826 through 11864 for utilities and other costs for the District for approval and payment upon receipt of invoices expected prior to the District's next meeting. He noted that the general fund disbursements for the month were \$181,886.09 and the debt service disbursements for the month were \$10.35.

Mr. Diaz reviewed the schedule of investments. He stated that the total investments of all the District's funds are \$6,411,220.56.

Mr. Diaz reviewed the District's annual energy billings.

Mr. Diaz reviewed the Profit & Loss Budget Performance for the general fund. He also reviewed the operating budget.

Upon motion by Director Berry, seconded by Director Robb, 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 11826 through 11864, from the General Fund in the amounts, to the persons, and for the purposes listed in such Report as requested herein.

5. **Approve budget for fiscal year ending May 31, 2022.** Mr. Diaz presented to and reviewed with the Board the draft budget for the fiscal year ending May 31, 2022. He stated that the budget will be adopted at the next meeting.

6. **Engineer's Report.** President Spitzmiller recognized Ms. Wilkinson, who presented to and reviewed with the Board the Engineer's Report.

Ms. Wilkinson stated that the plans for the Ground Storage Tank No. 3 replacement at the Water Plant have been submitted to the City of Houston. She noted that IDS anticipates bidding the project in August and will keep the Board informed on the review status.

Ms. Wilkinson stated that for the Sanitary Sewer Manhole Rehabilitation, the one-year inspection of the three rehabilitated manholes will be performed in November 2021.

Ms. Wilkinson stated that IDS has begun the Risk and Resilience Assessments for America's Water Infrastructure Act of 2018 ("AWIA") and will completed them prior to the deadline of June 30, 2021.

Upon motion by Director Ebeling, seconded by Director Berry, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Engineer's Report.

7. **Operations Report.** President Spitzmiller recognized Mr. Jenkins, who presented to and reviewed with the Board the Operations Report for March 2021.

Mr. Jenkins reviewed a proposal to upgrade the Water Plant controls to digital controls in the amount of \$14,592.00. He also reviewed a proposal to move the PSI sensor line at the Water Plant in the amount of \$2,550.00.

Upon motion by Director Ebeling, seconded by Director Berry, after full discussion and the question being put to the Board, the Board voted unanimously to approve the proposal to move the PSI sensor line at the Water Plant in the amount of \$2,550.00.

Mr. Jenkins stated that 106.2% of the water pumped was billed for the period from February 24, 2021, to March 22, 2021.

Mr. Jenkins reviewed the Major Maintenance Summary for March 2021. He reported that Inframark repaired two water leaks in the District. He stated that Inframark performed the annual electrical PM at the Water Plant and removed and replaced a section of the fence at the Water Plant. He also reported that Inframark investigated a high wet well level at Lift Station No. 2.

Mr. Jenkins reviewed the billing summary, water production and quality report, water accountability report and customer call log.

Mr. Jenkins stated that he is coordinating with President Spitzmiller regarding the termination process.

Upon motion by Director Berry, seconded by Director Robb, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Operations Report.

8. **Resolution Approving Additional Meeting Place.** President Spitzmiller recognized Mr. Millas, who presented to and reviewed with the Board the Resolution Designating an Additional Meeting Place of the Board (the "Resolution"). He stated that the Resolution will designate the Operations Building at the Atascocita Wastewater Treatment Plant as an additional meeting place of the Board.

Upon motion by Director Czyz, seconded by Director Berry, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Resolution.

9. **Developer's Report.** President Spitzmiller recognized Mr. Stunja, who stated that the Lake Houston Parkway frontage property is under contract pending due diligence. Discussion ensued. Upon motion by Director Berry, seconded by Director Robb, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Developer's Report.

Director Berry requested that NRF prepare a briefing for the bidding regulations for the next meeting.

10. **Status report on District website and such other matters as may properly come before it.** There was no report.

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  
May 11, 2021.

  
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President, Board of Directors

ATTEST:

  
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Secretary, Board of Directors

(DISTRICT SEAL)

