

MINUTES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 150  
September 17, 2019

The Board of Directors ("Board") of Harris County Municipal Utility District No. 150 ("District") met at the Board's meeting place at 13563 Bammel North Houston, Houston, Harris County, Texas, on September 17, 2019, in accordance with the duly posted notice of meeting, and the roll was called of the duly constituted officers and members of said Board, as follows:

Robert M. Cadena, President  
Shirley Adams, Vice-President  
Roosevelt Johnson, Secretary  
Charlotte M. Mays, Assistant Secretary  
Oliver M. Agard, Assistant Vice President

and all of said members were present, thus constituting a quorum.

Also present were Joseph Bowen and Diane Johnson of the public; Jerry Ewing, Marian Henderson and Debra Johnson of Harris County Municipal Utility District No. 217 ("HCMUD 217"); Rene Andel of Wheeler & Associates, Inc. ("W&A"); Carol Morrison of Municipal Accounts & Consulting, L.P. ("MAC"); Deputy Davis, Deputy Harvin and Deputy Broadway of Harris County Sheriff's Office ("HCSO"); Paul Villareal of Water Wastewater Management Services, Inc. ("WWWMS"); Alene Efaw of BGE; John Howell of The GMS Group, LLC ("GMS"); John Elder of Acclaim Energy ("Acclaim"); and David Marks and Ryan Ashcraft of Marks Richardson PC ("MRPC").

The President called the meeting to order at 6:00 p.m.

APPROVE MINUTES

The Board considered approval of the minutes of the Board meetings held on August 5, 2019 and August 20, 2019. After discussion, Director Agard made a motion to approve the minutes of the meeting of August 5, 2019 and August 20, 2019, as presented. Director Johnson seconded the motion, which carried unanimously.

PUBLIC COMMENT

The Board next considered comments from the public. No members of the public wished to address the Board.

CENTRAL HARRIS COUNTY REGIONAL WATER AUTHORITY ("CHCRWA")

The Board next deferred discussion on the status of the CHCRWA as no one present had anything new to report.

## CONTRACT SERVICES FROM THIRD PARTY VENDORS

a) Website Maintenance. The Board next considered the status of the District's website and website services from Off Cinco. The Board reviewed the website service options offered by Off Cinco and chose the fixed layout option, Option 2 for monthly hosting, and to obtain an SSL Certificate. The Board requested that MRPC inform Off Cinco of the Board's decision.

Directors Adams and Mays entered the meeting during the website maintenance discussion.

b) Solid Waste Collection. The Board next considered the status of solid waste collection services from Best Trash. The Board discussed various issues with the collection services by Best Trash, including landlords putting excessive trash out on heavy trash days from tenants who have moved out. Director Mays stated that she will speak with the Homeowners Association regarding the matter.

c) Landscaping Maintenance. The Board next considered the status of landscaping maintenance services from Yellowstone. The Board reviewed the attached proposal received from Yellowstone for \$8,282.80 for irrigation repairs. The Board took no action on the matter at this time.

## APPROVAL TO REMOVE CERTAIN TREES

The Board next deferred approval to remove certain trees in the District.

## APPROVE PROPOSAL FROM TODAY'S INTEGRATION

The Board next deferred approval of a proposal for security cameras installation received from Today's Integration.

## SECURITY PATROL SERVICES

The Board next deferred consideration of District security patrol services until later in the meeting.

## STATUS OF INTERLOCAL PROJECTS

a) Proposed Sidewalk Project. The Board next considered the status of the proposed sidewalk project among representatives of the District, Harris County Municipal Utility District No. 217 ("HCMUD 217"), Spring Independent School District ("Spring ISD") and Harris County. Mr. Ashcraft stated that Harris County is requesting a meeting with all parties to discuss options for the project. He stated that once a date for the meeting is determined, MRPC will notify the Directors in case any would like to attend.

b) Proposed Median Beautification Project. The Board next discussed a proposed median beautification project with Harris County. Mr. Ashcraft stated that Talley Landscape Architects,

Inc. ("Talley") has not finished preparing its proposal but should be done within the next month. Director Cadena suggested having a special meeting to discuss the proposal in detail when it is ready. The Board took no action on the matter at this time.

#### REVIEW AND APPROVE PROPOSAL FOR MEDIAN LANDSCAPE DESIGN SERVICES

The Board next deferred the review and approval of a proposal from Talley for median landscape design services until next month's meeting.

#### TAX ASSESSOR-COLLECTOR'S REPORT

Ms. Anzel presented the attached Tax Assessor-Collector's report for the month of August. The Board reviewed the report and noted that the District collected 97.94% of its 2018 taxes through August 31, 2019. The Board next reviewed the attached Delinquent Collections List ("DCL") as of August 31, 2019, as prepared by W&A.

Ms. Anzel next reviewed the attached report dated September 17, 2019, which had been prepared by Perdue, Brandon, Fielder, Collins & Mott L.L.P. After discussion, Director Agard made a motion to authorize water termination for all accounts listed in Section I. Director Mays seconded the motion, which unanimously carried.

After review and discussion, Director Adams made a motion to approve the report and to authorize payment on the Tax Account for check nos. 4074 through 4081, inclusive, and a wire transfer, as identified in the report. Director Mays seconded the motion, which carried unanimously.

#### OPERATOR'S REPORT

Mr. Villarreal next presented the attached report from WWMS dated September 17, 2019, and reviewed same with the board. He reported that the District accounted for 93.74% of the water pumped during the month of August.

Mr. Villarreal reported that equipment costs and installation of light poles and floodlights at the Water Plant will cost \$6,800 and an additional \$1,200 for breakaway light poles. He stated that equipment costs and installation of light poles and floodlights at the WWTP will cost \$13,500 and an additional \$1,200 for breakaway light poles. The Board requested a breakdown of costs for the price quote, including the breakaway light poles. The Board deferred action on the matter until next month's meeting.

Mr. Villarreal reported that WWMS has been working with JP Morin on surge protection options at the WWTP and Water Plant Nos. 1 and 2. He reviewed a quote from JP Morin for \$11,029.00 per site. He then reviewed costs for replacement of the auto transfer switch for \$6,904.85 and power command controller for \$5,816.79. He then presented an executed TEC Form 1295 from JP Morin. After discussion, Director Mays made a motion to approve the quotes from JP Morin in the amounts of \$11,029.00 for surge protection at the WWTP and Water Plant Nos. 1 and 2, replacement of the auto transfer switch for \$6,904.85, and

replacement of the power command controller for \$5,816.79. Director Adams seconded the motion, which unanimously carried.

Mr. Villarreal reported on proposals for sludge hauling. He stated that K3BMI did not include the 30 yard roll off box in its initial proposal, but that K3BMI would be sending a revised proposal.

Mr. Villarreal reported that the fire hydrants are pending a final coat of paint from Preventive Services.

Mr. Villarreal reported that nineteen (19) of the twenty (20) lead and copper sample containers have been received and sent to the lab.

Mr. Villarreal reported that the customer residing at 11954 Estes Park is requesting an adjustment to the past due balance on the account reflecting high water usage. He stated that upon investigation and reading the water meter for a few days, WWWS did not find any excessive usage and no leaks were detected. The Board took no action on the matter at this time.

Mr. Villarreal next discussed the installation of reflector bars at the elevated storage tank at the end of Ironstone Street dead end. He reviewed quotes from ULINE for \$59.00 per rail and TranTex for \$280.44 per rail. The Board took no action on the matter at this time.

Mr. Villarreal stated that Rally Construction, Inc. began mobilizing at the WWTP for the construction of the new outfall pipe project.

After discussion, Director Mays made a motion to approve the operator's report, as presented. Director Adams seconded the motion, which unanimously carried.

#### ADOPT RESOLUTION AUTHORIZING ENTERING INTO CONTRACT FOR POOLED PURCHASE OF ENERGY

The Board next considered the adoption of a Resolution Authorizing Entering into Contract for Pooled Purchase of Energy and Authorizing Execution of Related Documents. Mr. Elder presented and reviewed the attached Pool Electricity Market Update. He stated that the proposed contract rate is 0.03875 with an end date of April 30, 2029. After discussion, Director Mays made a motion to approve a contract rate with Acclaim Energy at 0.03875 with an end date of April 30, 2029. Director Adams seconded the motion, which unanimously carried.

#### PUBLIC HEARING

The Board next conducted a public hearing relative to the District's proposed 2019 debt service tax rate and maintenance tax rate. Ms. Andel reported that the proposed tax rate and notice of public hearing was published in accordance with state law requirements. The President announced the hearing open and invited members of the public to address the Board. After noting that no members of the public wished to address the Board, the President announced the hearing closed.

### ADOPT AND LEVY 2018 TAX RATE

The Board next considered the adoption and levy of the District's 2019 proposed debt service tax rate and maintenance tax rate. After discussion, Director Cadena made a motion to levy a 2019 debt service tax rate of \$0.44 per \$100 of assessed valuation, a 2019 maintenance tax rate of \$0.25 per \$100 of assessed valuation, and to adopt the attached Order Levying Taxes. Director Adams seconded the motion, which carried with Directors Cadena, Adams, Johnson and Agard voting in favor, and Director Mays voting against.

### AMENDMENT TO DISTRICT INFORMATION FORM

Mr. Marks next presented and reviewed an Amendment to the Fifth Amended and Restated District Information Form in connection with the 2019 tax rate. After discussion, Director Adams made a motion to approve and authorize the execution of the Amendment. Director Johnson seconded the motion, which unanimously carried.

### SECURITY PATROL SERVICES

The Board next considered District security patrol services. Deputy Davis reported on recent activity in the District. The Board noted that activity seems to have slowed recently. Deputy Davis reported that there was a pursuit of a juvenile which ended in the juvenile being apprehended. He also noted that Animal Control is monitoring two (2) pit bulls in the Camden Park neighborhood.

### COMMENTS FROM HCMUD 217

The Board next considered comments from HCMUD 217 relative to the operation of the wastewater treatment plant. No one present had anything to discuss.

### STATUS OF MAINTENANCE OF PRIVATE PROPERTY

The Board next considered the status of maintenance of private property in the District. Mr. Ashcraft stated that Sergeant Russell has the addresses of the subject properties in the District, as requested by the Board.

### ENGINEER'S REPORT

Ms. Efaw next presented the attached engineer's report prepared by BGE related to the design, advertisement for bids, and/or award of construction contracts, the status of contracts previously awarded, and the acceptance of any easements or sites.

The Board next considered the approval of plans and authorizing advertisement for bids for the regrading and installation of concrete at the WWTP. Ms. Efaw stated that BGE is in the process of preparing plans.

The Board next considered the approval of plans and authorizing advertisement for bids for regrading and installation of concrete at the WWTP. Ms. Efaw stated that BGE is in the process of preparing design plans and specifications.

The Board next considered the approval of plans and authorizing advertisement for bids for Water Plant No. 1 improvements. Ms. Efaw stated that BGE is in the process of preparing design plans and specifications.

The Board next considered the approval of plans and authorizing advertisement for bids for the lift station no. 2 rehabilitation. Ms. Efaw stated that BGE is in the process of preparing the design plans and specifications. She asked the Board whether it would like a side gate at the lift station, whether the Board would be opposed to changing the location of the fence around the lift station to create more space, and whether they would like said fence to be replaced with a new chain link fence. After discussion, the Board concurred to install a side gate and replace the chain link fence, but will decide whether to change the location of the fence closer to when the project will be performed. Ms. Efaw also stated that CenterPoint is requiring an upgraded service for the lift station. She stated that the CenterPoint fee for the new service will be \$8,119.00. Director Cadena recommended considering a larger storage structure for the lift station. Ms. Efaw stated that she will research the matter.

The Board next considered the status of the construction contract with Nova Painting, LLC for the elevated storage tank coating. Ms. Efaw stated that a pre-construction meeting will be set up before the end of the month or the first week of October.

The Board next considered the status of the construction contract with Tackle Construction Co., Inc. ("TCCI") for the manhole rim replacement. Ms. Efaw stated that TCCI completed the construction and that BGE will coordinate with WWWS to confirm if coating repairs are needed between the new rim and manhole.

The Board next considered the status of the construction contract with Rally Construction, Inc. ("Rally") for the replacement of the outfall pipe at the WWTP. Ms. Efaw stated that Rally completed the WWTP outfall pipe and backslope swale interceptor.

The Board next deferred consideration of the acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District.

The Board next considered the issuance of utility commitment requests. No one present had anything to report.

Ms. Efaw next reported on the status of a Geographic Information System ("GIS") for the District and stated that the GIS was presented and now on-line.

#### BOOKKEEPER'S REPORT

Ms. Morrison next presented the attached bookkeeping report dated September 17, 2019, open investment report, pledged securities report, profit and loss report and a report reflecting the

District's debt service payments. After review and discussion, Director Agard made a motion to approve payment on the Operating Account, being check nos. 18449 through 18495, inclusive, on the Capital Projects Fund account, being check nos. 1509 through 1510, inclusive, and on the Sewage Treatment Plant Account, being check nos. 4602 through 4614, inclusive, all as identified in the report. Director Adams seconded the motion, which carried unanimously.

Ms. Morrison next distributed and reviewed the attached Quarterly Investment Report for the period ending July 31, 2019. Following review of the report, Director Agard made a motion to approve the report. Director Adams seconded the motion, which carried unanimously.

#### CONSIDER DISCUSSION REGARDING GROCERY CART ISSUES

The Board next considered a discussion regarding stray grocery carts located throughout the District. Mr. Ashcraft stated that he has been in contact with Mr. Philip Strimbu, the local area manager for Joe V's, who requested pictures of the carts in the District so that he can have the carts removed.

#### DISCUSS AND APPROVE LOGO FOR THE DISTRICT

The Board next considered a discussion about and the approval of a logo for the District. Director Mays stated that she will forward a logo to the MRPC and the Board members.

#### EXECUTIVE SESSION

The Board next deferred recessing into Executive Session to deliberate the deployment, or specific occasions for implementation of security personnel or devices, or a security audit pursuant to §551.076, Texas Government Code.

#### RECONVENE IN OPEN SESSION

The Board next deferred taking action regarding the deployment, or specific occasions for implementation of security personnel or devices, or a security audit.

#### FUTURE AGENDAS

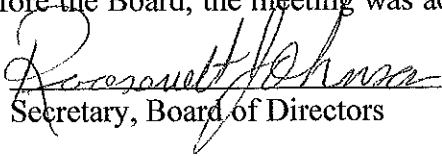
The Board next considered matters for possible placement on future agendas. After discussion, the Board concurred to add an item to the next agenda to consider an insert in the water bill or an update on the District's website regarding upcoming construction in the District.

#### SUPPLEMENTAL AGENDA

The Board next considered a discussion regarding general election matters. Mr. Ashcraft presented proposals from Hart Intercivic and Election Systems and Software ("ESS") for the purchase and/or rental of electronic voting equipment. He reviewed the various options for purchasing equipment and renting equipment and the costs for same. The Board concurred to

request that ESS provide additional information regarding the rental process and potentially attend an upcoming Board meeting to review the election equipment.

There being no further business to come before the Board, the meeting was adjourned at 9:00 p.m.

  
Secretary, Board of Directors



ATTACHMENTS  
September 17, 2019

1. Proposal from Yellowstone Landscape
2. Tax Assessor Collector Report
3. Delinquent Tax Report
4. Operations Report and related correspondence
5. Acclaim Pool Electricity Market Update
6. Order Levying Taxes
7. Engineering Report and related correspondence
8. Bookkeeper's Report
9. Quarterly Investment Inventory Report
10. Proposals from Hart and ESS