

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 61
Minutes of Meeting of Board of Directors
July 26, 2022

The Board of Directors of Harris County Municipal Utility District No. 61 met at 1825 N. Mason Road, Katy, Harris County, Texas 77449 on July 26, 2022, in accordance with the duly posted notice of meeting, and the roll was called of the duly constituted officers and members of said Board of Directors, as follows:

Wheeler BeMent, President
Billy Lowery, Vice-President
W.R. Lusby, Secretary
Floyd J. Ball, Assistant Secretary
William Evans, Director

and all of said persons were present, except Directors BeMent and Evans, thus constituting a quorum.

Also present were Jonathan Liu of A&S Engineers, Inc. ("A&S"); Claudia Garza of Municipal Operations & Consulting, Inc. ("MOC"); Vanessa Hernandez of Myrtle Cruz, Inc.; Miranda Burks of Wheeler & Associates, Inc.; Richard Martin of First Environment Erosion Controls ("FEEC"); Kelly Gard of KGA DeForest Design, LLC ("KGA"); and Blake Ellis of Marks Richardson PC ("MRPC").

The Vice President called the meeting to order.

As the first order of business, the Board considered comments from members of the public. No one present signed up to address the Board.

The Board next considered approval of the minutes of the Board of Directors meeting held on June 28, 2022. After discussion, Director Ball made a motion to approve the minutes of the meeting held on June 28, 2022, as presented. Director Lowery seconded the motion, which unanimously carried.

The Board next considered a report relative to security patrol services provided by the Harris County Sheriff's Office ("HCSO"). Director Ball discussed making the final payment on the seven-month contract with the HCSO and stated that it is time to discuss the new contract. He stated that the new twelve-month contract is scheduled to begin next month, pending Board approval. Director Ball next discussed three options for the Board to consider: 1) 100% contract, 2) 80/20 or 80% contract, and 3) 70/30 or 70% contract. Director Lowery recommended that the District continue an 80% contract for three (3) contract deputies as is currently in place. Director Ball agreed with Director Lowery's recommendation. After discussion, Director Ball made a motion to approve a twelve-month contract with HCSO for 80% for \$88,720 per deputy for three (3) contract deputies, to become effective October 1, 2022. Director Lowery seconded the motion, which unanimously carried. Director Ball then asked to remove two (2) old security reports from the District's website. Director Lusby agreed to handle the matter.

Director Lowery next discussed activity in the District for the month of June. He stated that Deputy Waits is still out and will likely be out all of next week and then back the second week

of August. Director Lowery stated that the evening shift deputy was unaware of any major events within the past month. He stated that he spoke with the day shift sergeant and asked for the day shift deputy to contact him, but never heard back from the deputy. Ms. Garza noted that two businesses in the shopping center where the Board meets for monthly meetings were burglarized within the past month.

The Board next considered a report on mowing activity within the District. Mr. Martin reviewed the attached report for the month of July and discussed the status of mowing within the District. Director Lowery stated that he sent an email to the representative in charge of the irrigation system advising them that the watering needed to be increased because shrubs, bushes, trees and grass are all brown. Ms. Garza stated that MOC had someone change the irrigation timers from two (2) to three (3) minutes to fifteen (15) minutes per zone and then the irrigation company increased the timers again to twenty-five (25) minutes per zone. Mr. Martin stated that twenty-five (25) minutes is too much and that he will reduce the timers to ten (10) to twelve (12) minutes per zone. Director Lowery then stated that there are ants on the sidewalks. Mr. Martin agreed to research the matter. Director Lowery then stated that the west gate is getting blown open by the wind. Mr. Martin asked whether the gate is still under warranty. Mr. Gard stated that he will research the matter.

The Board next considered the status of surface water issues and the West Harris County Regional Water Authority. The Board noted that Director Evans was absent from today's meeting. No one present had anything new to report.

The Board next considered the financial and investment reports and invoices presented for payment. Ms. Hernandez reviewed the attached bookkeeping reports, investment inventory reports and bills for payment with the Board. After review and discussion, Director Lowery made a motion to approve the reports and authorize the disbursements identified therein. Director Ball seconded the motion, which unanimously carried.

The Board next considered the status of collection of taxes. Ms. Burks reviewed the attached tax assessor's report and the delinquent tax roll for the month of June. She noted that 99.31% of the District's 2021 taxes had been collected through June 30, 2022. After review and discussion of the reports, Director Lowery made a motion to approve the reports and authorize the disbursements identified therein. Director Ball seconded the motion, which unanimously carried.

There was next a discussion regarding the status of the District's delinquent tax accounts. The Board reviewed the attached Delinquent Collections Listing as of June 30, 2022. The Board next reviewed the attached written report dated July 26, 2022, which had been prepared by the District's delinquent tax attorney, Perdue, Brandon, Fielder, Collins & Mott, L.L.P. No action was necessary with respect to the delinquent tax report.

Ms. Burks requested approval of a Security Agreement and Bank Depository Agreement between the District and Frost Bank next month. Mr. Ellis stated that MRPC sent comments to Frost Bank on behalf of another district and is waiting on a response. He stated that an item will be added to the agenda for next month's meeting to consider same.

The Board next considered authorizing the design, advertisement for bids and/or award of construction contracts, status of construction contracts previously awarded and acceptance of sites and easements. Mr. Liu then reviewed the attached report.

The Board next considered approval of plans for the modifications of the Franz Road Sheet Flow Road Adjustments. Mr. Liu stated that Harris County Precinct 4 had no objection to the proposed raising of Gatwick Lane by six (6") inches. He stated that A&S has commenced design on the proposed project.

The Board next considered the status of the construction contract with Aranda Industries, LLC ("Aranda") for Water Line Replacement, Phase II. Mr. Liu stated that an easement is required for the proposed reroute of the water line along Colonial Parkway. Mr. Ellis stated that MRPC has requested a title report for the subject easement tract to confirm that title is held by Westside Ventures and there are no lienholders who would need to consent to the easement. Mr. Liu stated that there is a meeting scheduled on August 8th with the Williamsburg Settlement Maintenance Association ("WSMA") to discuss giving the area within the temporary easement back to the WSMA along with reseeding work to return the lot to its original condition. He stated that there may also be discussion regarding extending the temporary easement beyond August 31st if the contractor still needs that area. Mr. Liu then presented Pay Application No. 12, in the amount of \$60,792.66, and recommended that the Board approve payment of same. After discussion, Director Ball made a motion to approve Pay Application No. 12, as discussed above. Director Lusby seconded the motion, which unanimously carried. Director Ball noted that Aranda did mow the area today.

The Board next considered the status of the construction contract with Environmental Allies for the weir elevation modification. Mr. Liu reported that A&S is coordinating with the contractor for pricing.

The Board next considered the status of the construction contract with Texas Wall Landscape for the Colonial Park project. Mr. Liu reported that the pre-construction meeting was held on July 12, 2022 and the Notice to Proceed date is July 18, 2022. He also noted that boundary staking around the detention pond is scheduled for July 25, 2022.

The Board next considered the acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District. No one present had anything new to report.

The Board next considered the status of storm water quality permits. Mr. Liu stated that the storm water quality permits for Mason/Franz Storm Trooper and Mason Seniors Detention Pond are up to date. Mr. Liu also stated that the storm water quality permits for Mason Ranch Detention Pond and Westside Office Park Detention Pond are up to date.

Mr. Liu reported on the status of the Mason & Franz development. He stated that the force main connection to the lift station was previously completed and requested that the item be removed from the agenda hereafter.

Mr. Liu reported on the status of the Harris County Precinct 3 sidewalk project. He stated that Harris County placed a hold on the project due to precinct boundary line changes.

The Board next considered the status of the Skybox development. Mr. Liu stated that there were no changes for the past month.

The Board next considered the status of the HEB development. Mr. Liu stated that A&S is awaiting easement documents from the surveyor for the proposed Water Line Easements along Elrod Road and Water Line Easement within the Soufan tract. He also stated that A&S met with HCMUD 71 over the proposed twelve-foot (12') water line extension along Elrod Road.

The Board next considered the status of the C-Store development at 21826 Franz Road. Mr. Liu stated that the tract is under new ownership and the previous engineer was replaced with Heights Engineering. He stated that the proposed development will remain the same.

The Board next considered the status of retail development at 2014 Mason Road. Mr. Liu stated that A&S provided the feasibility study to the developer's engineer and A&S awaits a response from the developer.

The Board next considered review of the feasibility study for Mason Manor development. Mr. Liu presented the feasibility study and reviewed same with the Board. He stated that as previously discussed, utility improvements are necessary to serve this tract that include a water line extension, replacing the Mason Ranch lift station, and rerouting the force main to the Wastewater Treatment Plant. Mr. Ellis then discussed his conversations with Wood Partners and stated that Wood Partners had not yet made a decision, but requested a commitment letter from the District about what they propose regarding the Water Plant and wastewater conveyance infrastructure improvements. After discussion, Director Lusby made a motion to approve the feasibility study for the Mason Manor development and to authorize Director Lowery to execute the commitment letter to Wood Partners on behalf of the Board and the District, as discussed above. Director Ball seconded the motion, which unanimously carried.

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

The Board next considered a report on the District's water, sanitary sewer and storm sewer systems for the month of June. Ms. Garza reported that 93% of the water pumped during the month of June had been accounted for, and that the District's facilities had been operated in compliance with their respective permits.

Ms. Garza next requested that the Board authorize MOC to turn over one (1) delinquent account in the total amount of \$87.79 to Collections Unlimited ("CU"). After discussion, Director Ball moved to authorize MOC to turn over the one (1) subject account to CU, as set out above. Director Lowery seconded the motion, which unanimously carried.

The Board next considered the report on the regional sewage treatment plant, including compliance with the wastewater discharge permit. Ms. Garza stated that the facilities were operated in compliance with the permit and operated at 48% of capacity for the month of June.

Ms. Garza reported that MOC is transitioning to a new water and sewer utility billing software and stated that customers' account numbers will change with the software transition. She

then presented the attached notice to customers advising of the transition and options for payment of water bills.

Ms. Garza next asked that an item be added to the agenda for next month's meeting to consider an amendment to the Professional Services Agreement between the District and MOC to incorporate a fuel surcharge.

The Board next considered the review of Emergency Water Supply Contract with HCMUD 62 and HCMUD 71. Mr. Ellis reported that the emergency interconnect meter will cost \$8,000 to replace. He stated that HEB will be installing a new water line and will not be using this emergency interconnect and will be capping the line. After discussion on the matter, Director Lowery made a motion not to pursue repairs to the interconnect meter and authorize termination of the Emergency Water Supply Contract with HCMUD 62 and HCMUD 71, pending mutual agreement from the other parties. Director Ball seconded the motion, which unanimously carried.

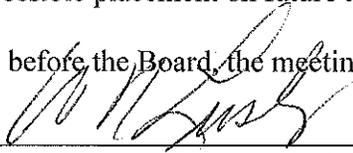
The Board next considered review of the District's Drought Contingency Plan ("DCP"). Mr. Ellis presented possible amendments to the DCP and reviewed same with the Board. After review and discussion and providing public notice and an opportunity to participate in a public meeting, upon motion made by Director Lowery and seconded by Director Lusby, the Board adopted the attached DCP, as amended, authorized publication of any required notices regarding same, and authorized filing with the Houston Region H Water Planning Group, as required by law.

The Board next considered a discussion regarding the District's parks. Mr. Gard reviewed the attached landscape architect report received from KGA. He stated that the pre-construction meeting was held on July 12, 2022.

Director Ball reported that he attended a Zoom meeting with Mr. Gregg Nady, Mr. Bobby Martin of Precinct 4 and Mr. Ellis to discuss the various alternatives for the trail along Mason Creek. Director Ball stated that he encouraged them to connect the trail to the Colonial Park trail on the District's side of Mason Creek. He stated that they discussed various ways to connect the trail to Mason Creek. Director Ball stated that Mr. Nady and Precinct 4 are still waiting on the grant before any final decisions are made.

The Board next considered matters for possible placement on future agendas.

There being no further business to come before the Board, the meeting was adjourned.



Secretary, Board of Directors

ATTACHMENTS TO MINUTES OF BOARD OF DIRECTORS
July 26, 2022

1. FEEC Report
2. Bookkeeper's Report
3. Tax Assessor-Collector's Report
4. Delinquent Tax Report
5. Engineer's Report with related correspondence
6. Operations Report and related correspondence
7. Drought Contingency Plan
8. KGA Landscape Architect Report