

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 468

August 7, 2024

The Board of Directors (the “Board”) of Harris County Municipal Utility District No. 468 (the “District”) met in regular session, open to the public, in person, on the 7th day of August, 2024, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Kenneth P. Carter	President
Blair M. Frederick	Vice President
Robert Moore	Secretary/Treasurer
William T. Evans	Assistant Vice President
Lawrence Kupstas	Assistant Secretary

and all the above were present except Director Moore, thus constituting a quorum.

Also attending in person were Sergeant Michael Lecompte of the Harris County Sherriff’s Department; Avik Bonnerjee of B&A Municipal Tax Service; Dale Anzalone of Flock Safety (“Flock”); Tam Trinh of Municipal Accounts & Consulting, L.P.; Karen Sears of Storm Water Solutions, LLC (“SWS”); Robert Garcia of Champions Hydro-Lawn, Inc. (“Champions”); Chad Buckley of Inframark Water & Infrastructure Services; Michael Murr of Murr Incorporated; Keli Schroeder of BGE, Inc. (“BGE”); Kelley Jurecek Flores of Tax Tech, Inc.; and Greer Pagan and Sydney Durham of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENT

The Board offered any members of the public attending the meeting the opportunity to make public comment. There being no members of the public requesting to make public comment, the Board moved to the next agenda item.

APPROVE MINUTES

The Board considered approving the minutes of the June 24, 2024, regular meeting. After review and discussion, Director Frederick moved to approve the minutes of the June 24, 2024, regular meeting, as submitted. Director Evans seconded the motion, which carried unanimously.

DISTRICT SECURITY MATTERS

Sergeant LeCompte updated the Board on security matters in the District.

Mr. Anzalone presented and reviewed a proposal from Flock in the amount of \$73,150.00 for installation of 11 cameras and responded to questions from the Board. A copy of the proposal is attached. Following review and discussion, Director Frederick moved to (1) approve the proposal from Flock in the amount of \$40,150.00 for initial installation of 11 cameras and \$33,000.00 recurring annual professional services; and (2) authorize preparation and execution of an Interlocal Agreement between the District, Flock, and Harris County, subject to final consultant review. Director Kupstas seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Trinh presented the bookkeeper's report, including the summary of investments, and reviewed the District's bills with the Board, a copy of which is attached. Upon a motion made by Director Kupstas and seconded by Director Frederick, the Board voted unanimously to approve the bookkeeper's report and pay the bills listed in the report.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Jurecek reviewed the tax assessor/collector's reports, copies of which are attached. She reported that 98.84% of the 2023 tax levy had been collected as of August 1, 2024.

The Board considered approving a First Amendment to Amended and Restated Contract for the Assessment and Collection of Taxes (the "First Amendment") with Tax Tech.

Following review and discussion, Director Kupstas moved to (1) approve the tax assessor/collector's report and payment of the tax bills; and (2) approve the First Amendment with Tax Tech and direct that the First Amendment be filed appropriately and retained in the District's official records. Director Frederick seconded the motion, which passed unanimously.

SALES TAX TRACKING REPORT

Mr. Bonnerjee reviewed a sales tax tracking report, a copy of which is attached.

ENGINEERING MATTERS

Ms. Schroeder presented and reviewed a report on engineering matters within the District, a copy of which is attached.

Ms. Schroeder updated the Board on the status of the Water Plant No. 1 Rehabilitation. She stated that bids were received for the Water Plant No. 1

Rehabilitation. Ms. Schroeder recommended that the Board award the contract to CFG Industries, LLC ("CFG") in the amount of \$96,400.00. The Board concurred that, in its judgment, CFG was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

Ms. Schroeder updated the Board on the status of the Water Plant Booster Pump Modifications.

Ms. Schroeder updated the Board on the status of the capacity allocation audit.

Following review and discussion, Director Frederick moved to (1) approve the engineer's report; and (2) award the contract for the Water Plant No. 1 Rehabilitation to CFG in the amount of \$96,400.00, based upon the engineer's recommendation and receipt of the payment and performance bonds and the certificate(s) of insurance and endorsements, if any, provided by the contractor. Director Evans seconded the motion, which passed unanimously.

MAINTENANCE OF DETENTION POND

Ms. Sears reviewed a report on maintenance of the Vintage Royale Drainage Facilities by SWS, a copy of which is attached.

Mr. Garcia reviewed a report on maintenance of the Vintage Southeast Detention Pond by Champions, copies of which are attached. He then presented and reviewed a proposal in the amount of \$1,785.00 for removal of a fallen tree from the walking path at Vintage Southeast Detention Pond. Following review and discussion, Director Frederick moved to approve the proposal in the amount of \$1,785.00 for removal of a fallen tree from the walking path at Vintage Southeast Detention Pond. Director Evans seconded the motion, which passed unanimously.

PARK AND RECREATIONAL FACILITIES

Mr. Murr reviewed the landscape architect's report, a copy of which is attached.

Mr. Murr updated the Board on the design of esplanade irrigation in the District.

Mr. Murr updated the Board on the District Connectivity Phase 2 project.

Mr. Murr reported on traffic accident damage to trees and the monument in the esplanade at the corner of Louetta Road and Cutten Road. He recommended repair of the monument and landscaping for an estimated cost of \$15,000.00.

Mr. Murr updated the Board regarding construction of the detention pond fence replacement and reviewed and recommended approval of Pay Estimate No. 1 and Final in the amount of \$36,912.00, payable to Dunn Fence. Mr. Murr then reviewed and

recommended approval of Change Order No. 1 to the contract with Dunn Fence for the detention pond fence replacement to increase the contract in the amount of \$2,460.00. The Board determined that Change Order No. 1 is beneficial to the District.

Mr. Murr updated the Board on damage to the perimeter fence at the Vintage Detention Pond. He recommended repair of the fence for an estimated cost of \$15,000.00.

Following review and discussion, Director Kupstas moved to (1) approve the landscape architect's report; (2) authorize repair of the monument and landscaping for an estimated cost of \$15,000.00; (3) approve Pay Estimate No. 1 and Final in the amount of \$36,912.00; (4) approve Change Order No. 1 in the amount of \$2,460.00 as an increase to the contract with Dunn Fence, based upon the Board's finding that the Change Order is beneficial to the District and the engineer's recommendation; and (5) authorize repair of the fence for an estimated cost of \$15,000.00. Director Frederick seconded the motion, which passed unanimously.

The Board reviewed a proposal prepared by Lake Management Services, L.P. ("LMS") in the amount of \$1,288.20 for repairs to Fountain 1 at the St. Luke's Detention Pond, a copy of which is attached. Following review and discussion, Director Kupstas moved to approve to the proposal from LMS the amount of \$1,288.20 for repairs to Fountain 1 at the St. Luke's Detention Pond. Director Evans seconded the motion, which passed unanimously.

The Board reviewed a proposal from Ridgewood Landscaping ("Ridgewood") in the amount of \$2,880.00 for cleanup of debris related to Hurricane Beryl, a copy of which is attached. Following review and discussion, Director Frederick moved to approve the proposal from Ridgewood in the amount of \$2,880.00 for cleanup of debris related to Hurricane Beryl. Director Evans seconded the motion, which passed unanimously.

DEVELOPMENT IN THE DISTRICT

There was no discussion on this agenda item.

DISTRICT WEBSITE

There was no discussion on this agenda item.

OPERATION OF DISTRICT FACILITIES

Mr. Buckley reviewed the monthly operator's report, a copy of which is attached, and discussed repairs and maintenance in the District. He stated that the District's water accountability for the month was 85.79%.

Mr. Buckley presented two proposals for commercial meter testing: (1) a proposal from Southern Flow in the amount of \$16,890.00; and (2) a proposal from Accurate in the amount of \$21,700.00.

Mr. Buckley recommended authorizing Inframark to send three accounts totaling \$188.28 to collections.

Following review and discussion, Director Kupstas moved to approve the operator's report; (2) approve the proposal from Southern Flow in the amount of \$16,890.00; and (3) authorize sending the three accounts to collections, as recommended. Director Frederick seconded the motion, which passed by unanimous vote.

CONDUCT HEARING ON TERMINATION OF WATER SERVICE

Mr. Buckley presented a list of delinquent customers and reported the residents on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to the meeting of the opportunity to appear before the Board of Directors to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment. Following review and discussion, Director Kupstas moved to authorize termination of delinquent accounts in accordance with the District's Rate Order and direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Frederick seconded the motion, which passed by unanimous vote.

The Board concurred to conduct the next regular meeting on September 4, 2024, at 11:30 a.m.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.



Secretary, Board of Directors

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