

THE STATE OF TEXAS §
COUNTY OF FORT BEND §
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 47 §

Jerome Cogan	President
Glenn Murray	Vice President
Lauren Svatek	Secretary
Robert "Jeff" Ford	Director
Lynette Salmon	Director

WHEREUPON, the meeting was called to order and evidence was presented that public notice of the meeting had been given in compliance with the law. The posted notices of the meeting are attached hereto.

Mr. Polley presented the minutes of the regular meeting of October 17, 2018 to the Board for approval. Upon motion by Director Cogan, seconded by Director Salmon, after full discussion and the question being put to the Board, the Board voted unanimously to approve the minutes of the regular meeting of October 17, 2018, as written.

DEVELOPER'S REPORT

Mr. Polley reported that the 8.6782 acre Equity Trust Company annexation is still pending with Missouri City for consent to proceed with annexation.

Mr. Ungar reported that all lots in LSH, Section 7 have been sold to builders and construction is in process. Mr. Ungar further reported he expects LSH, Section 7 to be fully built out by next summer.

Mr. Glunt then reported that 60 homes are under construction in Olympia Estates, Section 9. Mr. Glunt next reported the construction in Olympia Estates, Section 10 should start next month. Mr. Glunt also reported that the preliminary plat has been refiled and is pending approval by Missouri City for Olympia Estates, Section 11, and he expects construction to begin in mid-January. Mr. Polley then reminded the Board that Mr. Glunt had previously requested a letter be sent from the District to the residents in Olympia Estates, Section 9 explaining why the work has not yet begun and provide a schedule for the drainage ditch improvements. Upon motion by Director Salmon, seconded by Director Cogan, after full discussion and the question being put to the Board, the Board voted unanimously to authorize RBAP to prepare and send a letter from the District to Olympia Estates, Section 9 residents regarding the status of the drainage ditch improvements.

Regarding the Enclave at Lakeshore Harbour, Mr. Polley reminded the Board that an encroachment agreement was requested to transition fill onto the drainage channel to allow the lots to drain to the front. Director Svatek reported that she inspected the area, and that all of the trees can be removed. Mr. Swindell stated that he believes \$20,000 would be a fair amount for the District to request for replacement trees in exchange for the encroachment agreement. Upon motion by Director Cogan, seconded by Director Salmon, after full discussion and the question being put to the Board, the Board voted unanimously to approve the encroachment agreement to transition fill onto the drainage channel, including requiring Gehan Homes to pay \$20,000 to the District for replacement trees.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Arellano presented the Tax Assessor/Collector's Report for the month of October, a copy of which is attached hereto. Ms. Arellano reported the District has collected 1.980% of its 2018 taxes and 99.713% of its 2017 taxes to date. Ms. Arellano then asked if the Board would like an updated aerial photograph of the District. The Board declined the aerial photograph at this time. Upon motion by Director Salmon, seconded by Director Murray, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Tax Assessor/Collector's Report, including payment of the checks reflected therein.

BOOKKEEPER'S REPORT

Mr. Polley presented the Bookkeeper's Report, a copy of which is attached hereto. Mr. Polley reviewed the District's current fund balances, expenditures, and investments, as well as the District's year-to-date revenues and expenditures. Upon motion by Director Cogan,

seconded by Director Salmon, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Bookkeeper's Report, the investment report and authorize payment of checks reflected therein.

ENGINEER'S REPORT

Mr. Swindell presented the Engineer's Report, a copy of which is attached hereto. Mr. Swindell reported that he is working with Halff Associates, Inc. ("Halff") on the design of the sidewalk repairs and maintenance berm regrading along the detention channel behind Cumberland Drive and Truesdale Drive. Mr. Polley stated he received the plans for the District's Trail Project from Kudela & Weinheimer ("K&W") earlier in the week, but Halff has not had time to review the status of the plans and submit a proposal. Mr. Swindell stated that he will meet with Halff regarding the project after the Thanksgiving holiday.

Mr. Swindell then reported he is continuing to work on the District's Capital Improvement Plan ("CIP"). Mr. Swindell stated he is waiting on information from Missouri City's CIP to include in the District's CIP. Mr. Polley asked if it would be helpful to schedule a meeting with Missouri City regarding this issue. Mr. Swindell stated that it could be helpful to have a meeting with Missouri City to get the information needed to complete the District's CIP.

Mr. Swindell next reported that he is waiting on information from R.G. Miller Engineers Inc. to include in the Bond Application Report (the "BAR"). Mr. Polley asked if the BAR will still be submitted to the Texas Commission on Environmental Quality (the "TCEQ") under a 180-day review period. Mr. Swindell stated that the BAR will be submitted for a 180-day review because there is still an outstanding contract in the District for Olympia Estates, Section 11 water, sewer and drainage facilities. Mr. Polley suggested deferring approval of the Resolution Authorizing Application to TCEQ for Approval of Project and Issue of Bonds.

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

OPERATOR'S REPORT

Ms. Marcucci presented the Operator's Report, a copy of which is attached hereto. Ms. Marcucci noted the District currently serves 691 active connections and 116 District residents have registered to receive priority messaging updates. Ms. Marcucci also reported on the various repairs and maintenance/action items completed within the District during the month. Ms. Marcucci further reported that 67 accounts were terminated due to non-payment. Ms. Marcucci asked if the Board would like to postpone water terminations due to non-payment until after the Thanksgiving holiday. Director Cogan stated that he would like to wait until after the Thanksgiving holiday to terminate water service due to non-payment. Director Salmon suggested waiting until the following Monday. Ms. Marcucci then reported that the storm sewer survey results will be presented at the December Board meeting.

Mr. Swindell next reported that the engineer for Hightower High School ("Hightower") is currently weighing Hightower's options for an irrigation solution. Mr. Polley reminded the Board that they had previously agreed to allow Hightower to purchase an irrigation tap at the District's actual cost.

Upon motion by Director Murray, seconded by Director Cogan, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Operator's Report and authorize MDS to terminate service after Thanksgiving for the delinquent accounts listed in the report in accordance with the provisions of the District's Rate Order.

SOLID WASTE SERVICE RATE INCREASE FROM MISSOURI CITY

Mr. Polley reported that Missouri City will be increasing its solid waste service rate in January. Ms. Marcucci stated that she has the rate information, which she can forward to RBAP. Mr. Polley stated that the District passes the solid waste service rate through to the District's customers. Mr. Polley then asked if the District would like to mark the rate up, or pass the rate through at cost. Ms. Marcucci stated that she cannot recall if there is a separate line item for garbage service on the District's water bills or if it is included in the sewage rate. Ms. Marcucci further stated she will check on the water bills. Director Salmon asked if a notice can be put on the District's website regarding the solid waste service rate increase. Mr. Polley stated that he would have an item added to the District's website regarding the increase.

ATTORNEY'S REPORT

Mr. Polley stated that he had nothing further to report.

UPDATE ON RECREATIONAL FACILITIES

Mr. Polley reported that Halff is working on a proposal for the District's Trail Project. Mr. Polley then stated that the Board will need to terminate K&W before moving forward with Halff. Upon motion by Director Svatek, seconded by Director Cogan, after full discussion and the question being put to the Board, the Board voted unanimously to terminate K&W as the District's landscape architect.

Mr. Polley then stated he had sent out an email with pictures of the solar lights that were installed in Fort Bend County Municipal Utility District No. 48 ("MUD 48"). Director Svatek stated that she likes the solar lights. Mr. Glunt stated the new solar lights are not yet fully charged, but once they are fully charged, they should last for three (3) days without sunlight. Ms. Marcucci noted that over the last few years, the District has spent \$15,000 to \$20,000 on replacing lights. Director Salmon stated she thinks the District should wait on any lighting decisions until the trails are completed. Mr. Glunt reported that MUD 48 is planning to install about 120 of the solar lights on their new section of trails. Director Salmon asked if the lights have motion sensors. Mr. Glunt stated that motion sensors can be added to the solar lights for an additional cost.

SUPPLEMENTAL AGENDA

ADMINISTER AND ACCEPT OATHS OF OFFICE AND OFFICIAL STATEMENTS OF ELECTED DIRECTORS

Mr. Polley stated that Directors Cogan, Svatek and Murray were each elected to serve a four (4) year term that ends in November 2022. Directors Cogan, Svatek and Murray then executed their Oaths of Office and Official Statements of Elected Officers. Upon motion by Director Salmon, seconded by Director Cogan, after full discussion and the question being put to the Board, the Board voted unanimously to accept the executed Oaths of Office and Official Statement of Elected Officers for Directors Cogan, Svatek and Murray.

Director Murray then stated that he will be resigning from the Board in the future. Mr. Polley stated that a replacement for Director Murray will need to be found.

ELECTION OF OFFICERS

Upon motion by Director Cogan, seconded by Director Svatek, after full discussion and the question being put to the Board, the Board voted unanimously to appoint Director Salmon as Vice President and Director Ford as Assistant Secretary.

MISCELLANEOUS MATTERS


Mr. Polley then reminded the Board that the next regular meeting would be held on Wednesday, December 19, 2018, at 12:15 p.m. at 2929 Allen Parkway, Suite 3450, Houston, Texas, 77019. There being no further business to come before the Board, the meeting was adjourned.

SOLID WASTE SERVICE RATE INCREASE FROM MISSOURI CITY, CONTINUED

Mr. Polley then recommended increasing the District's current garbage rate by the same amount that Missouri City is increasing their rate. Ms. Marcucci stated that she can put a note on the next water bill. Upon motion by Director Salmon, seconded by Director Cogan, after full discussion and the question being put to the Board the Board voted unanimously to approve a pass-through increase to the District's garbage rate equal to the amount of Missouri City's increase.

PASSED, APPROVED AND ADOPTED this 19th day of December, 2018.




Secretary, Board of Directors