

MINUTES OF MEETING OF THE
BOARD OF DIRECTORS
April 17, 2019

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

The Board of Directors (the "Board") of Fort Bend County Municipal Utility District No. 47 (the "District") met in regular session, open to the public, at 2929 Allen Parkway, Suite 3450, Houston, Texas, 77019, its regular meeting place outside the boundaries of the District, at 12:15 p.m., on Wednesday, April 17, 2019; whereupon, the roll was called of the members of the Board, to-wit:

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

All members of the Board were present, except Director Murray, thus constituting a quorum. Also attending the meeting were: Ms. Lori Buckner of Myrtle Cruz, Inc., bookkeeper for the District; Messrs. Stephen Swindell, P.E., and Victor Saenz, E.I.T., of Jones|Carter, Inc., engineers for the District; Ms. Rebecca Marcucci of Municipal District Services, LLC ("MDS"), operator for the District; Messrs. Bill Blich and George Blich of Blich Associates, Inc., financial advisors and tax assessor/collector for the District; Mr. Eric Ungar of Skymark Development Co., Inc., developer of Lake Shore Harbour ("LSH"), Sections 6 and 7 within the District; Mr. David Glunt, Project Manager for Gateway Land Development/52, LP, developer of Olympia Estates Sections 9, 10, and 11, within the District; Messrs. Casey Collins and Shawn Pachlhofer of Halff Associates, Inc., landscape architects for the District; and Mr. Jonathan D. Polley, attorney, Ms. Monica Garza, attorney, and Ms. Alison Miller, paralegal, of Radcliffe Bobbitt Adams Polley PLLC, general counsel for the District.

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.

APPROVAL OF THE MINUTES

Mr. Polley presented the minutes of the regular meeting of March 20, 2019 to the Board for approval. Upon motion by Director Cogan, seconded by Director Ford, 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 20, 2019, as written.

DEVELOPER'S REPORT

Mr. Glunt first reported that there are four (4) empty lots remaining in Olympia Estates, Section 9. Mr. Glunt next reported that 18 homes are under construction and the landscaping has been installed in Olympia Estates, Section 10. Mr. Glunt also reported the paving crew is currently working in Olympia Estates, Section 11.

Mr. Polley presented the Order Annexing Land and Redefining Boundaries of the District (the "Order") for the 8.6782-acre Equity Trust Company tract to the Board for adoption, a copy of which is attached hereto. Mr. Swindell noted the updated District boundary map will be finalized prior to the May Board meeting. Upon motion by Director Salmon, seconded by Director Ford, after full discussion and the question being put to the Board, the Board voted unanimously to adopt the Order and to authorize execution of the District boundary map upon its finalization.

AMENDED DISTRICT INFORMATION FORM

Mr. Polley stated that pursuant to Sections 49.452 and 49.455 of the Texas Water Code, as amended, the District is required to execute and record an Amendment to District Information Form reflecting the annexation of the 8.6782-acre tract of land and resulting in a total acreage of 354.0421 acres, a copy of which is attached as an exhibit. 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 authorize execution of the Amendment to District Information Form.

TAX ASSESSOR/COLLECTOR'S REPORT

Mr. Bill Blitch presented the Tax Assessor/Collector's Report for the month of March, a copy of which is attached hereto. Mr. Bill Blitch reported the District has collected 97.753% of its 2018 taxes to date. 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 Tax Assessor/Collector's Report, including payment of the checks reflected therein.

DELINQUENT TAX ATTORNEY'S REPORT

Mr. Bill Blitch next presented the Delinquent Tax Attorney's Report to the Board, a copy of which is attached hereto. 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 Delinquent Tax Attorney's Report.

BOOKKEEPER'S REPORT

Ms. Buckner presented the Bookkeeper's Report, a copy of which is attached hereto. Ms. Buckner reviewed the District's current fund balances, expenditures, and investments, as well as the District's year-to-date revenues and expenditures. Ms. Buckner also presented a draft budget for the fiscal year ending June 30, 2020, and asked that the consultants provide her with

any comments or revisions. Upon motion by Director Svatek, seconded by Director Ford, 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 presented Pay Estimate No. 2, from S. Thomas Construction, LLC, in the amount of \$343,819.98 for Olympia Estates, Section 11 water, sewer and drainage facilities.

Mr. Swindell then reported he has revised the Bond Application Report (the "BAR") to remove Olympia Estates, Section 11 and the Enclave at Lake Shore Harbour, since there has been no development to date. Mr. Swindell noted that these developments will be included for reimbursement in a future bond issue. Mr. Swindell stated by removing Olympia Estates, Section 11 and the Enclave at Lake Shore Harbour, there will be \$3,765,000 in remaining bond authorization. Mr. Swindell then stated that another option would be to wait to file the BAR until after the bond authorization election. Mr. Swindell explained that if the bond authorization passes, then all of the developments can be included in the BAR, but the District would still wait to issue the bonds until the value has been established for reimbursement. The Board concurred to wait to file the BAR until after the bond authorization election on May 4th.

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 approve the Engineer's Report and concur with payment of Pay Estimate No. 2, from S. Thomas Construction, LLC, in the amount of \$343,819.98 for Olympia Estates, Section 11 water, sewer and drainage facilities.

OPERATOR'S REPORT

Ms. Marcucci presented the Operator's Report, a copy of which is attached hereto. Ms. Marcucci noted the District currently serves 731 active connections and 137 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 44 accounts were terminated due to non-payment. Ms. Marcucci then requested authorization to write-off two (2) accounts in the amount of \$258.49. Ms. Marcucci also distributed the draft 2018 Consumer Confidence Report ("CCR") to the Board, a copy of which is attached hereto.

Ms. Marcucci next reported that she has heard from Hightower High School ("Hightower") regarding their temporary meter. Ms. Marcucci stated that Hightower is currently using a temporary meter that was installed in June 2016 for irrigation purposes, and a permanent irrigation well will not be installed for approximately one and a half years. Ms. Marcucci explained that in the District's Rate Order, there is a difference between the temporary meter water rate and the permanent meter water rate. Ms. Marcucci asked if the Board would like to allow Hightower to continue to use the temporary meter or require Hightower to install a permanent meter. Mr. Polley stated that the Board could allow Hightower to keep the temporary

meter for a few months and then require that a permanent meter be installed. Ms. Marcucci stated that MDS can change out the meter and backflow device, and charge Hightower for the labor costs. The Board concurred to allow Hightower to use the temporary meter for 90 days, and then require a permanent meter.

Upon motion by Director Salmon, seconded by Director Ford, after full discussion and the question being put to the Board, the Board voted unanimously to: 1) approve the Operator's Report and authorize termination of service for the delinquent accounts listed in the report in accordance with the provisions of the District's Rate Order; 2) approve the filing of the 2018 CCR; and 3) authorize two (2) write-offs in the amount of \$258.49.

DRAINAGE FACILITY MAINTENANCE REPORT

Mr. Polley reported that he received an email from a District resident regarding mowing along his fence line. Mr. Polley stated he forwarded the email to Mr. Shane Stuckey for further handling. Mr. Polley then reported that Mr. Stuckey would like to send a letter or hang door hangers in LSH regarding fences with fence supports along the ditch. Mr. Polley stated that there are several fences being held up with fence supports that make it difficult to mow along the ditch. Mr. Polley suggested that a Board member might want to reach out to the LSH Homeowners Association ("HOA") regarding the issue. Director Salmon stated she would reach out to the LSH HOA. The Board concurred to allow Mr. Stuckey to hang door hangers in LSH, giving residents with fence supports 90 days to allow for fence replacement before the supports are removed.

MISSOURI CITY JOINT FACILITIES REPORT

Ms. Buckner reported that she has still not received invoices from Missouri City for water and sewer service. Ms. Buckner stated that she has emailed Missouri City again, and that Missouri City is looking into the issue. Mr. Polley then reported that he met with Missouri City regarding the future of the wastewater plant. Mr. Polley reminded the Board that Missouri City previously decided to decommission the current plant and buy capacity in a plant at Palmer Plantation. Mr. Polley stated Missouri City now intends to expand the current plant and purchase a package plant from Pearland which will be used to enlarge the current plant.

ATTORNEY'S REPORT

Mr. Polley then distributed to each Board member a copy of the April Legislative Update memorandum for the 86th Legislative Session and reviewed it with the Board. A copy of the memorandum is attached hereto.

Mr. Polley next presented the Arbitrage Rebate Calculations Report for the Final Computation Period for Series 2015 Refunding Bonds (the "Report") from Arbitrage Compliance Specialists to the Board and noted that there were not any issues. A copy of the report is attached hereto. 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 Report.

Mr. Polley then reported that he has been working with the attorney for Fort Bend County MUD No. 48 ("MUD 48") on the Second Amendment to the Joint Facilities Agreement (the "Agreement"). Mr. Polley stated the Agreement has been modified to allocate 11.13% of maintenance costs of the drainage channel to Fort Bend County Municipal Management District No. 1, with the remainder being split equally between the District and MUD 48. Mr. Polley recommended Board approval of the Agreement. Upon motion by Director Salmon, seconded by Director Ford, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Agreement.

UPDATE ON RECREATIONAL FACILITIES

Mr. Collins reviewed the project plans for the Phase I Trail project with the Board.

SUPPLEMENTAL NOTICE OF PUBLIC MEETING


Mr. Polley then reviewed the Supplemental Agenda regarding the District's proposed May 4, 2019 Bond Authorization Election, a copy of which is attached hereto. Mr. Polley reported that early voting will be held April 22nd through April 30th and Election Day is May 4th.

MISCELLANEOUS MATTERS

Mr. Polley then reminded the Board that the next regular meeting would be held on Wednesday, May 15, 2019, 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.

PASSED, APPROVED AND ADOPTED this 15th day of May, 2019.





Secretary, Board of Directors