

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 439

December 8, 2022

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 439 (the "District") met in regular session, open to the public, on the 8th day of December, 2022, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas, outside the boundaries of the District, with access by telephone available to the public, and the roll was called of the members of the Board:

Adam Kramer	President
Jonathan Reichek	Vice President
Nancy Zimmerman	Secretary
Bonny Beasley	Asst. Vice Pres./ Asst. Secretary
Steven M. Burgess	Asst. Vice Pres./ Asst. Secretary

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

Also attending in person or by telephone were Bryan Sheppard of Pape-Dawson Engineers, Inc. ("Pape-Dawson"); Shane Stuckey of Stuckey's LLC ("Stuckey's"); Jason Hajduk of IDS Engineering Group ("IDS"); Derek Davenport of McLennan & Associates, L.P. ("M&W"); Brenda McLaughlin of Bob Leared Interests, Inc.; and Hannah Brook and Ashley Ramos of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENTS

Director Reichek offered any members of the public attending the meeting by telephone the opportunity to make public comment.

Mr. Stuckey discussed Stuckey's intent to submit a proposal for maintenance of the detention facilities once the detention facilities are turned over to the District for maintenance.

There being no additional members of the public requesting to make public comment, Director Reichek moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the November 10, 2022, regular meeting. Following review and discussion, Director Zimmerman moved to approve the minutes of the November 10, 2022, regular meeting, as presented. Director Burgess seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Mr. Davenport presented and reviewed the bookkeeper's report, including a list of checks presented for approval, and the District's budget comparison.

Mr. Davenport next presented and reviewed an amended budget for fiscal year ending April 30, 2023, a copy of which is included in the bookkeeping report. He stated the maintenance tax revenue line item has been revised.

After review and discussion, Director Zimmerman moved to (1) approve the bookkeeper's report and payment of the bills; and (2) adopt the amended budget for fiscal year ending April 30, 2023, as discussed. Director Burgess seconded the motion, which passed unanimously. A copy of the bookkeeper's report is attached.

TRAVEL REIMBURSEMENT GUIDELINES

The Board took no action regarding this agenda item as no directors will be attending the Association of Water Board Directors winter conference.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. McLaughlin presented and reviewed the tax assessor/collector's report for the month of November, including the checks presented for payment. She reported that the District's 2022 taxes were 4.4% collected as of November 30, 2022. A copy of the tax assessor/collector's report is attached. After review and discussion, Director Zimmerman moved to approve the tax report and payment of the bills from the tax account. Director Beasley seconded the motion, which passed unanimously.

REPORT FROM STORM WATER SOLUTIONS

There was no discussion regarding this agenda item.

ENGINEER'S REPORT

Mr. Hajduk reviewed an engineering report from IDS, a copy of which is attached.

Mr. Hajduk reported on the construction of the Wayside Village East Phase I detention facilities. He reviewed and recommended approval of Pay Estimate No. 18 in the amount of \$75,398.21, submitted by Paskey Incorporated ("Paskey"), as recommended by Pape-Dawson. Mr. Hajduk then reviewed and recommended approval of Change Order No. 2 to the contract with Paskey for the Wayside Village East Phase I detention facilities to increase the contract in the amount of \$43,939.80, as recommended by Pape-Dawson. The Board determined that Change Order No. 2 is beneficial to the District.

Mr. Hajduk updated the Board regarding the construction of water, sewer, and drainage facilities to serve Wayside Village, Section 4. He reviewed and recommended approval of Pay Estimate No. 5 in the amount of \$40,927.91, submitted by Principal Services, Ltd., as recommended by Pape-Dawson.

Following review and discussion, and based upon recommendation by the engineer, Director Beasley moved to (1) approve the engineer's report prepared by IDS; (2) approve Pay Estimate No. 18 in the amount of \$75,398.21 for the construction of the Wayside Village East Phase I detention facilities, as recommended by Pape-Dawson; (3) approve Change Order No. 2 in the amount of \$43,939.80 for the Wayside Village East Phase I detention facilities as an increase to the contract with Paskey, based upon the Board's finding that the Change Order is beneficial to the District and the Pape-Dawson's recommendation; and (4) approve Pay Estimate No. 5 in the amount of \$40,927.91 for the construction of water, sewer, and drainage facilities to serve Wayside Village, Section 4, as recommended by Pape-Dawson. Director Burgess seconded the motion, which passed unanimously.

ACCEPT DEEDS AND EASEMENTS

No deeds or easements were submitted for Board approval.

DEVELOPMENT IN THE DISTRICT

There was no report on development in the District.

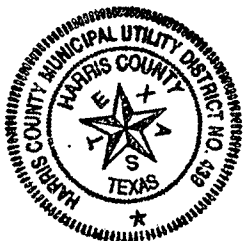
ATTORNEY'S REPORT

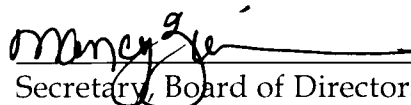
Ms. Brook reported ABHR will file the District's eminent domain authority annual report with the comptroller of the State of Texas pursuant to Senate Bill 1812.

MEETING PLANNING MATTERS

The Board concurred to meet next on Tuesday, January 12, 2023, at 12:00 p.m., the regular meeting date and time.

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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