

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 439

September 14, 2023

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 14th day of September, 2023, 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, thus constituting a quorum.

Also attending in person were of Seth Page of Ashton Woods Homes; Karen Sears of Storm Water Solutions, LLC; Roy Ward of IDS Engineering Group ("IDS"); Derek Davenport of McLennan & Associates, L.P.; Odett Newman of Bob Leared Interests, Inc.; Hannah Brook and Ashley Ramos of Allen Boone Humphries Robinson LLP ("ABHR"); and Craig Rathmann of Rathmann & Associates, L.P.; and Julie Mancini of Pape-Dawson Engineers, Inc. ("Pape-Dawson"), attending via teleconference.

DISCUSS 2023 TAX RATE

The Board considered the District's 2023 tax rate. Mr. Rathmann distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2023 water, sewer, and drainage debt service tax rate of \$0.25 per \$100 of assessed valuation, based on the District's initial 2023 certified value of \$56,520,574. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate. Ms. Brook discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Burgess moved to: (1) set the public hearing date for October 12, 2023; and (2) authorize the tax assessor/collector to publish notice of the District's meeting on October 12, 2023, to set the proposed 2023 total tax rate of \$0.80 per \$100 of assessed valuation, with \$0.25 allocated for debt service on water, sewer, and drainage bonds and \$0.55 allocated for operations and maintenance. Director Reichek seconded the motion, which passed unanimously.

PUBLIC COMMENTS

Director Kramer offered any members of the public attending the meeting by telephone the opportunity to make public comment. There being no members of the public requesting to make public comment, Director Kramer moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the August 10, 2023, regular meeting. Following review and discussion, Director Reichek moved to approve the minutes of the August 10, 2023, 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. After review and discussion, Director Burgess moved to approve the bookkeeper's report and payment of the bills. Director Reichek seconded the motion, which passed unanimously. A copy of the bookkeeper's report is attached.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Newman presented and reviewed the tax assessor/collector's report for the month of August, including the checks presented for payment. She reported that the District's 2022 taxes were 99.5% collected as of August 31, 2023. A copy of the tax assessor/collector's report is attached. After review and discussion, Director Reichek moved to approve the tax report and payment of the bills from the tax account. Director Burgess seconded the motion, which passed unanimously.

DETENTION POND MAINTENANCE

Ms. Sears reported on the maintenance of District detention facilities and presented and reviewed an inspection report, a copy of which is attached. Following review and discussion, Director Burgess moved to approve the inspection report. Director Reichek seconded the motion, which passed unanimously.

ENGINEER'S REPORT

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

Mr. Ward reported on the construction of the Wayside Village West Phase I detention facilities and the Wayside Village Phase I Harris County Flood Control

District Improvements. He reviewed and recommended approval of Pay Estimate No. 25 and Final in the amount of \$210,979.89, submitted by Paskey Incorporated, as recommended by Pape-Dawson.

Mr. Ward updated the Board on the Wayside Village 12-inch watermain extension project. He reviewed and recommended approval of Pay Estimate No. 3 and Final in the amount of \$59,761.75, submitted by Carter Construction, LLC, as recommended by Pape-Dawson.

Mr. Ward reported on the preparation of bond application no. 2.

Following review and discussion, and based upon recommendation by the engineer, Director Reichel moved to (1) approve the engineer's report prepared by IDS; (2) approve Pay Estimate No. 25 and Final in the amount of \$210,979.89 for the construction of the Wayside Village West Phase I detention facilities and the Wayside Village Phase I Harris County Flood Control District Improvements, as recommended by Pape-Dawson; and (3) approve Pay Estimate No. 3 and Final in the amount of \$59,761.75 for the Wayside Village 12-inch watermain extension project, as recommended by Pape-Dawson. Director Burgess seconded the motion, which passed unanimously.

ACCEPT DEEDS AND EASEMENTS

Ms. Brook reviewed a Partial Abandonment of Water Line Easements for the abandonment of a 0.014-acre and a 0.040-acre Water Line Easement. Following review and discussion, Director Reichel moved to accept the Partial Abandonment of Water Line Easements, as discussed. Director Zimmerman seconded the motion, which passed unanimously.

DEVELOPMENT IN THE DISTRICT

Mr. Page reported on development within the District by Ashton Woods Homes.

ATTORNEY'S REPORT

There was no attorney report.

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



Nancy Zimmerman
Secretary, Board of Directors

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