

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 439

February 8, 2024

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 February, 2024, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas, outside the boundaries of the District, 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 Directors Kramer and Reichek, thus constituting a quorum.

Also attending in person were Kristen Lapaglia of IDS Engineering Group ("IDS"); Derek Davenport of McLennan & Associates, L.P.; Odett Newman of Bob Leared Interests, Inc.; and Hannah Brook and Sydney Durham of Allen Boone Humphries Robinson LLP; and Bryan Sheppard of Pape-Dawson Engineers, Inc. ("Pape-Dawson"), attending via teleconference.

PUBLIC COMMENTS

The Board 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, the Board moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the January 11, 2024, regular meeting. Following review and discussion, Director Burgess moved to approve the minutes of the January 11, 2024, regular meeting, as presented. Director Zimmerman 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 Zimmerman moved to approve the bookkeeper's report and

payment of the bills. Director Burgess seconded the motion, which passed unanimously. A copy of the bookkeeper's report is attached.

ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") CONFERENCES

The Board discussed the AWBD winter conference. The Board then considered authorizing attendance at the summer conference. After discussion, Director Burgess moved to authorize attendance of any interested Directors at the summer conference. Director Zimmerman seconded the motion, which carried unanimously.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Newman presented and reviewed the tax assessor/collector's report for the month of January, including the checks presented for payment. A copy of the tax assessor/collector's report is attached. After review and discussion, Director Burgess moved to approve the tax report and payment of the bills from the tax account. Director Zimmerman seconded the motion, which passed unanimously.

RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

Ms. Brook presented and reviewed a resolution concerning optional exemptions from taxation, including a general residential homestead exemption and a homestead exemption for disabled persons or persons over 65 years of age. After review and discussion, Director Zimmerman moved to adopt a Resolution Concerning Exemptions from Taxation reflecting that the Board of Directors rejects all of the optional exemptions and to direct that the Resolution be filed appropriately and retained in the District's official records. Director Burgess seconded the motion, which passed by unanimous vote.

ENGINEER'S REPORT

Ms. Lapaglia reviewed an engineering report from IDS, a copy of which is attached.

Ms. Lapaglia updated the Board regarding construction of water, sewer, and drainage to serve Wayside Village, Section 14, and recommends that the Board award the contract to Clearwater Utilities, Inc. ("Clearwater") in the amount of \$870,625.46. The Board concurred that, in its judgment, Clearwater 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. Lapaglia updated the Board regarding construction of the water, sewer, and drainage to serve Wayside Village, Section 5, and reviewed Pape Dawson's recommendation that the Board approve Pay Estimate No. 2 in the amount of \$687,534.31, payable to Clearwater.

Ms. Lapaglia updated the Board regarding preparation of Bond Application No. 2.

Following review and discussion, and based upon recommendation by the engineer, Director Zimmerman moved to (1) approve the engineer's report prepared by IDS; (2) award the contract for construction of water, sewer and drainage to serve Wayside Village, Section 14 to Clearwater in the amount of \$870,625.46, based upon Pape Dawson's recommendation and receipt of the payment and performance bonds and the certificate(s) of insurance and endorsements, if any, provided by the contractor; and (3) approve the pay estimate discussed above, as recommended by Pape Dawson. Director Beasley seconded the motion, which passed unanimously.

ACCEPT DEEDS AND EASEMENTS

There was no discussion for this agenda item.

DEVELOPMENT IN THE DISTRICT

There was no discussion for this agenda item.

2024 DIRECTORS ELECTION

Ms. Brook discussed procedures related to the 2024 Directors Election.

Ms. Brook reviewed an Order Calling Directors Election.

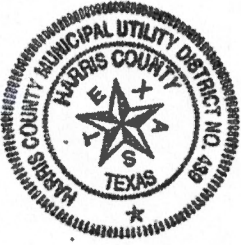
Ms. Brook discussed that Notice of Election may be required to be posted or published and provided to the County Clerk and Voter Registrar of the County.

Following review and discussion, Director Burgess moved to (1) adopt the Order Calling Directors Election; and (2) authorize the Secretary's agent to post or publish and provide to the County Clerk and Voter Registrar Notice of Election, if required. Director Beasley seconded the motion, which passed unanimously.

ATTORNEY'S REPORT

There was no discussion for this agenda item.

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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