

WEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4

Minutes of Meeting of Board of Directors
October 28, 2024

The Board of Directors (“Board”) of West Harris County Municipal Utility District No. 4 (“District”) met on October 28, 2024 at 303 Bridge Crest Blvd., Houston, Harris County, Texas, in accordance with the duly posted notice of said meeting, with a quorum of Directors present as follows:

Mary Gomez, President
Hanna Affram, Vice President
Anthony Rodriguez, Secretary.
Jack Patel, Assistant Secretary
Michael Cummings, Treasurer

and the following absent:

None

Also present were Mr. Bruce Dubiel, the District’s operator; Ms. Michelle Guerrero, the District’s tax assessor-collector; Mr. Sean Humble, the District’s engineer; Mr. Bob Ideus, the District’s bookkeeper; Mr. Jeff Haley and Mr. Carlos Smith with Si Environmental; and Ms. Jennifer B. Seipel, attorney for District.

The President called the meeting to order and declared it open for such business as might regularly come before it.

1. The Board opened the floor for public comment. None was received.
2. The Board reviewed the minutes of the meeting held on September 23, 2024. Upon motion duly made, seconded and unanimously carried, the Board approved the minutes as presented.
3. Ms. Guerrero presented the tax assessor-collector’s report, copy attached, which showed 97.8% collections for 2023 taxes as of the date of the report. Upon motion duly made, seconded and unanimously carried, the Board approved the tax assessor-collector’s report and the checks listed thereon as presented.

4. The Board called the public hearing for public comment on the proposed 2024 tax rate to be set in the District. Ms. Seipel noted that the hearing was the opportunity for the Board to receive comment from the public on the proposed tax rate. There being no members of the public present, no comment was received.

5. Following the public hearing, the Board considered the Order Setting Tax Rate, Approving Tax Roll, and Levying Debt Service Tax and Maintenance and Operations Tax for 2024. The tax assessor-collector confirmed that she had published the required notice which reflects that the District would consider a tax rate of \$0.75 per \$100 valuation, with \$0.00 being for debt service and \$0.75 for maintenance and operations. After some discussion, upon motion duly made, seconded, and unanimously carried, the Board voted to approve the Order setting the District's 2024 tax rate at \$0.75 per \$100 valuation.

6. Ms. Seipel then presented an Amendment to Statement of Directors which reflects the newly-adopted tax rate, a copy of which will be recorded in the Real Property Records of Harris County and Fort Bend County, Texas. The Board approved the amendment as presented.

7. Mr. Ideus presented the bookkeeper's report, copy attached. He noted that the District completed its September 30, 2024 fiscal year, and everything appears to be in good order. Upon motion made, seconded, and duly carried, the Board approved the bookkeeper's report as presented.

8. Mr. Dubiel presented the operator's report, copy attached. He noted 568 connections in the District with 85% water accountability for the previous month. The District's wastewater treatment plant operated at 34% of its capacity. The operator noted that no new users joined the District's eye-on-water program during the prior month. The operator then reviewed a list of delinquent accounts to the Board for termination of utility service. After discussion, upon motion duly made, seconded and unanimously carried, the Board approved the operator's report and action items thereon as presented. The operator then wished the Board well and left the meeting.

9. Mr. Humble presented the engineer's report, copy attached. He noted that the attorney continues to work with the owners of the Chelford City MUD plant regarding the terms of a purchase of capacity in their plant. He also confirmed that the District's lead service line inventory was submitted and accepted by the Texas Commission on Environmental Quality.

Following that discussion, upon motion made and seconded, the Board unanimously approved the engineer's report as presented.

10. The Board then considered an agreement for operations services with Si Environmental Partners. The attorney stated that she reviewed the agreement, and everything appears in order. Accordingly, upon motion duly made, seconded, and unanimously carried, the Board approved the agreement as presented. The representatives from Si Environmental expressed their appreciation for the Board's selecting them to serve as their operator, also discussing the plan for transition as it relates to both customer services and facilities management.

11. Under pending business, the Board noted that its November meeting will be held on November 18, 2024.

There being no further business to come before the Board, the meeting was adjourned.


Secretary