

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 419

Minutes of Special Meeting of Board of Directors July 19, 2022

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 419 (the "District") met in special session, open to the public, on July 19, 2022, at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas 77056, in accordance with the duly posted notice of meeting, and the roll was called of the duly constituted members of said Board, as follows:

Robert G. Thomas, President
Carissa Fabian, Vice President
Samuel Goodspeed, Secretary
Doug Woodall, Assistant Secretary
Andrea Brazzale-Anderson, Assistant Secretary

and all of said persons were present, except Directors Brazzale-Anderson and Woodall, thus constituting a quorum. Director Woodall entered later in the meeting as indicated herein.

Also present were Mike Fitzgerald and Kristen Turkal of BGE, Inc. ("BGE"); Adam Carranza of Municipal Accounts & Consulting, L.P. ("MA&C"); Darce Ahlschlager of Wheeler & Associates, Inc. ("Wheeler"); Mackenzie Osborne of Inframark, LLC ("Inframark"); Barbara Nussa of Republic Services, Inc. ("Republic"); Dan Kolkhorst of Howard Hughes Corporation on behalf of Bridgeland Development, LP (the "Developer"); Richard Lowstetter, resident of the District; and Mitchell G. Page, Shelby Yllana, and Charlotte Griffiths of Schwartz, Page & Harding, L.L.P. ("SPH").

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

PUBLIC COMMENTS

The Board considered public comments, and recognized Mr. Lowstetter. Mr. Lowstetter noted that he had no comments for the Board at this time.

APPROVAL OF MINUTES

The Board reviewed the draft minutes of its special meeting held on June 27, 2022. After discussion, Director Fabian moved that the minutes of the June 27, 2022 meeting be approved, as written. Director Goodspeed seconded said motion, which unanimously carried.

BOOKKEEPER'S REPORT

Mr. Carranza presented to and reviewed with the Board the Bookkeeper's Report dated July 19, 2022, a copy of which is attached hereto as **Exhibit A**, including the disbursements presented for approval and the cash flow forecast for the District's operating account. After discussion, Director Fabian moved that the Bookkeeper's Report be approved, as presented, and the

disbursements listed therein be approved for payment. Director Goodspeed seconded the motion, which carried unanimously.

TAX ASSESSOR COLLECTOR REPORT

Ms. Ahlschlager presented to and reviewed with the Board the Tax Assessor Collector Monthly Report for the month of June 2022, a copy of which is attached hereto as **Exhibit B**, including the disbursements presented for approval. After discussion, Director Fabian moved that the Tax Assessor Collector Monthly Report be approved, as presented, and the disbursements listed therein be approved for payment. Director Goodspeed seconded the motion, which carried unanimously.

Ms. Ahlschlager advised that Wheeler proposes migrating the District's tax account from Allegiance Bank to Frost Bank, which would require action by the Board at its next meeting. The Board requested that SPH include an appropriate agenda item for the topic on the next meeting agenda.

DELINQUENT TAX COLLECTIONS REPORT

The Board considered the delinquent tax collections report received from Perdue, Brandon, Fielder, Collins & Mott, L.L.P. Mr. Page reviewed same with the Board, a copy of which Report is attached hereto as **Exhibit C**. After discussion, the Board noted that no action on its part regarding same was necessary at this time.

OPERATOR'S REPORT

Ms. Osborne presented to and reviewed with the Board an Operations and Maintenance Report for the month of June 2022, a copy of which is attached hereto as **Exhibit D**. She reported on the status of repairs and replacements made to the water and wastewater facilities, facility inspections, and the issuance of new residential and commercial taps.

Ms. Osborne discussed with the Board the implementation of a temporary fuel surcharge and reviewed the terms of same. A copy of the proposed Agreement in connection therewith is attached hereto as **Exhibit E**.

Ms. Osborne then discussed with the Board the Televising and Air Scouring Plan for the District's water and sanitary sewer pipes, a copy of which plan is included with the Operator's Report. She noted that the air scouring has been scheduled to occur in the fall. Ms. Osborne noted that bids are still being obtained for the televising program to be presented at a future meeting.

Ms. Osborne next discussed the results of the recent hydrant survey completed in the District, noting that repairs in the amount of \$1,560 were recommended, and 242 hydrants were identified for repainting. The Board requested that action on the repainting be deferred, and additional information on the hydrants to be repainted be obtained as to age and condition of hydrant.

After discussion Director Fabian moved that (i) the Operations and Maintenance Report and the items reflected therein be approved, including the forwarding of delinquent accounts to collections, as presented, and repairs to the hydrants in the amount of \$1,560, as discussed, and (ii) the Temporary Fuel Surcharge Agreement be approved, as presented, the President be authorized to execute same on behalf of the Board and the District, and the Texas Ethics Commission Form 1295 included therewith be acknowledged. Director Goodspeed seconded said motion, which unanimously carried.

ENGINEER'S REPORT

Mr. Fitzgerald presented the Engineer's Report dated July 19, 2022, a copy of which is attached hereto as **Exhibit F**, and reviewed with the Board the items listed therein. Mr. Fitzgerald advised that the Lakeland Village Community Association brought to the District's attention that Williams Reach Bridge near First Bend was in need of recoating. In connection therewith, Mr. Fitzgerald reported that a quote in the amount of \$23,900 was received from Paradis Industrial to recoat the bridge. After discussion, Director Fabian moved that the Engineer's Report and actions recommended therein be approved, as presented. Director Goodspeed seconded said motion, which unanimously carried.

QUARTERLY FACILITIES UPDATE

Mr. Fitzgerald advised that the quarterly facilities update would be provided at the August Board meeting. The Board took no action regarding this item.

GARBAGE AND RECYCLING COLLECTION SERVICES

Ms. Nussa provided the Board with the garbage and recycling collections update for the District. She then addressed the Board regarding the transition to the automated side load service.

DISCUSSION OF POLICIES AND PROCEDURES FOR RESIDENT COMMUNICATIONS

Mr. Page advised the Board that a landing page for all Bridgeland districts is under development.

Mr. Page then advised that an invoice was received from Classic Messaging for text alert services, and inquired if the Board wanted to continue with the service through Classic Messaging, or amend the District's current services contract with Off Cinco to provide the service. After discussion, Director Fabian moved that (i) SPH be authorized to prepare and forward notice of termination to Classic Messaging on behalf of the District, and (ii) an amendment be prepared to the Off Cinco services contract to include the text alert service for approval at a future Board meeting. Director Goodspeed seconded said motion, which unanimously carried.

WEBSITE UPDATES

The Board noted that it had no updates to the District's website at this time.

Director Goodspeed inquired about coordinating an informational booth at NatureFest staffed by directors and consultants to educate the community on trash collection, smart meters, and signing up for email and text alerts. After discussion, the Board concurred to authorize Director Goodspeed to coordinate with the community associations and Harris County Municipal Utility District No. 489 to coordinate an informational booth at NatureFest to be held in October.

DEVELOPER'S REPORT

The Board considered the Developer's Report. Mr. Kolkhorst presented an inventory of the home sales for the month of June 2022 for the District, a copy of which is attached hereto as **Exhibit G**.

ATTORNEY'S REPORT

Mr. Page noted that he had no legal matters to report that had not already been discussed.


MATTERS FOR FUTURE AGENDAS

The Board noted that it had no other matters for future agendas other than the items already discussed. Director Goodspeed inquired about the use of license plate readers and obtaining information from the Precinct 5 Constable's Office regarding same. Mr. Page advised that he, Sergeant Joe Duke, and Director Goodspeed could discuss further prior to the next Board meeting.

ADJOURNMENT

There being no further business to come before the Board, on motion made by Director Fabian, seconded by Director Goodspeed, and unanimously carried, the meeting was adjourned.




Asst. Secretary

LIST OF ATTACHMENTS TO MINUTES

Exhibit A – Bookkeeper's Report
Exhibit B – Tax Assessor-Collector Report
Exhibit C – Delinquent Tax Report
Exhibit D – Operator's Report
Exhibit E – Temporary Fuel Surcharge Agreement
Exhibit F – Engineer's Report
Exhibit G – Home Inventory Report