

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 419**  
**Minutes of Meeting of Board of Directors**

June 9, 2025

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 419 (the "District") met in regular session, open to the public, on June 9, 2025, 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  
Dennis Vallianos, Assistant Secretary

and all of said persons were present, with the exception of Director Woodall, thus constituting a quorum.

Also present were Ryan Derong of BGE, Inc. ("BGE"); Mackenzie Johnson of Inframark, LLC ("Inframark"); Charlie LaConti of Municipal Accounts & Consulting, L.P. ("MA&C"); Barbara Nussa of Republic Services, Inc. ("Republic"); Greg Lentz of Masterson Advisors LLC ("Masterson"); Dona Washington of Wheeler & Associates, Inc. ("Wheeler"); Paulina Baker of Howard Hughes Holdings, Inc., on behalf of Bridgeland Development, LP (the "Developer"); Juan Alexander and Jeff Haley of Si Environmental, LLC ("Si Environmental"); Ben Midgette, resident of the District; Paxton Goodspeed, son of Director Goodspeed; and Mitchell G. Page and Peyton McKelvey 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. Midgette. Mr. Midgette noted that he had no comments for the Board at this time.

**APPROVAL OF MINUTES**

The Board considered the approval of the draft minutes of its meetings held on May 9, 2025, and May 12, 2025. Mr. Page advised the Board that SPH is in the process of preparing the draft minutes of its meeting held on May 9, 2025, and requested that the Board defer its consideration of the approval of same until next month's meeting. Following review and discussion, it was moved by Director Goodspeed, seconded by Director Vallianos and unanimously carried, that the minutes of the May 12, 2025, Board meeting be approved, as written. The Board concurred to defer its consideration of the approval of the draft minutes of its meeting



held on May 9, 2025, until next month's meeting.

### **BOOKKEEPER'S REPORT**

Mr. LaConti presented to and reviewed with the Board the Bookkeeper's Report dated June 9, 2025, 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. During such review, Mr. Page directed the Board's attention to the Capital Projects Fund Breakdown, and reported that the District has available surplus funds in the amount of approximately \$1,341,760.14. He then discussed with the Board potential options for the allocation of such funds, and inquired whether the Board desired to proceed with submitting an application to the Texas Commission on Environmental Quality ("TCEQ") requesting approval for the use of said surplus funds to reimburse the Developer for eligible costs incurred on the District's behalf, with remaining surplus funds used for lift station fence replacements. Following discussion, it was moved by Director Goodspeed, seconded by Director Vallianos and unanimously carried, that (i) the Bookkeeper's Report be approved, as presented, and the disbursements listed therein be approved for payment, with the exception of check nos. 8541 and 8546, which were voided, and (ii) BGE be authorized to proceed with preparation of an application to the TCEQ requesting approval for the use of the District's surplus funds, as discussed.

### **TAX ASSESSOR-COLLECTOR REPORT**

Ms. Washington presented to and reviewed with the Board the Tax Assessor-Collector Monthly Report for the month of May 2025, a copy of which is attached hereto as **Exhibit B**, including the disbursements presented for approval. Following discussion, it was moved by Director Goodspeed, seconded by Director Vallianos and unanimously carried, that the Tax Assessor-Collector Monthly Report be approved, as presented, and the disbursements listed therein be approved for payment.

### **DELINQUENT TAX COLLECTIONS REPORT**

Mr. Page noted that no Delinquent Tax Collections Report was received nor is due at this time from Perdue, Brandon, Fielder, Collins & Mott, L.L.P, delinquent tax collections attorney for the District.

### **UNCLAIMED PROPERTY REPORT AS OF MARCH 1, 2025**

The Board considered approval of an Unclaimed Property Report as of March 1, 2025, and the filing of same with the Texas Comptroller of Public Accounts (the "Comptroller") prior to July 1, 2025. In connection therewith, Ms. Washington advised the Board that there was no unclaimed property in the District's tax accounts for the reporting period, and presented a letter acknowledging same for the District's files, a copy of which is attached hereto as **Exhibit C**. It was noted that no further action was required by the Board in connection with this matter. Mr. Page reminded the Board that an Unclaimed Property Report for unclaimed property in the District's operating account was presented by MA&C and approved for filing with the Comptroller at the prior Board meeting.



## **OPERATOR'S REPORT**

Ms. Johnson presented to and reviewed with the Board an Operations and Maintenance Report for the month of May 2025, a copy of which is attached hereto as **Exhibit D**. Following discussion, it was moved by Director Goodspeed, seconded by Director Fabian and unanimously carried, that (i) the Operations and Maintenance Report for the month of May 2025, be approved, as presented, and (ii) Inframark be authorized to proceed with enforcement of the District's Rate Order, including the forwarding of two (2) delinquent accounts totaling \$907.53 to collections, as reflected in the Operations and Maintenance Report.

## **CRITICAL LOAD STATUS**

Mr. Page next advised that Section 13.1396 of the Texas Water Code, as amended, requires the District to update its information identifying the location and description of facilities that have qualified for critical load status and its information regarding emergency contacts (a) annually to each electric utility that provides transmission and distribution service to the District and each retail electric provider that sells power to the District, and (b) immediately upon any change in the information to the above entities, as well as to the office of emergency management of Harris County, the Public Utility Commission of Texas, and the division of emergency management of the governor. In that regard, Ms. Johnson presented to and reviewed with the Board correspondence confirming that Inframark submitted the required information to the appropriate regulatory entities, as required, on May 22, 2025, on behalf of the Board and the District. A copy of said correspondence is attached hereto as **Exhibit E**. It was noted that no further action was required by the Board in connection with this matter.

## **GARBAGE AND RECYCLING COLLECTION SERVICES**

Ms. Nussa next provided the Board with a general update regarding the District's garbage and recycling collections. In connection therewith, Ms. Nussa reported that the annual document shred event was held on May 17, 2025, and noted that several other entities in Bridgeland also held document shred events at a similar time of the year. She advised that next year's document shred event has been tentatively be scheduled for the last weekend in March. It was noted that no action was required by the Board in connection with the District's garbage and recycling collections at this time.

## **ENGINEER'S REPORT**

Mr. Derong next presented to and reviewed with the Board the Engineer's Report dated June 9, 2025, a copy of which is attached hereto as **Exhibit F**. During such review, Mr. Page requested the Board's acceptance of a Storm Sewer Easement to serve North Bridgeland Lake Parkway Street Dedication, Section 6. Following discussion, it was moved by Director Vallianos, seconded by Director Fabian and unanimously carried, that (i) the Engineer's Report and the action items listed therein be approved, as recommended by BGE, and (ii) the Storm Sewer Easement to serve North Bridgeland Lake Parkway Street Dedication, Section 6, be accepted.



Director Goodspeed informed the Board that Harris County Municipal Utility District No. 500 ("No. 500") plans to construct a roadway underpass to connect Greenhouse Road to U.S. 290 and Skinner Road, and noted that Harris County is hopeful the project will improve traffic conditions on Fry Road. In that regard, Director Goodspeed requested to receive updates on the status of any construction projects that are expected to impact the Bridgeland community to aid the Bridgeland Water Agency (the "Agency") in keeping the residents of Bridgeland informed.

### **BRIDGELAND WATER AGENCY**

Director Goodspeed provided the Board with a brief update on Agency matters. In connection therewith, Director Goodspeed reported that the Agency is considering the adoption of a mascot for the Agency, and noted that he will provide additional information to the Board once available.

### **WEBSITE UPDATES**

Mr. Page next presented to and reviewed with the Board a Monthly Communications Report dated June 9, 2025, as prepared by Touchstone District Services, LLC, a copy of which is attached hereto as **Exhibit G**. It was noted that no action was required of the Board in connection with the Monthly Communications Report at this time.

### **DEVELOPER'S REPORT**

Ms. Baker presented to and reviewed with the Board the home inventory report through May 2025, as prepared by the Developer, a copy of which is attached hereto as **Exhibit H**. It was noted that no action was required by the Board in connection with such report.

### **LAKELAND VILLAGE HOMEOWNERS' ASSOCIATION ("HOA")**

The Board considered the status of park and landscaping repairs/improvements to serve Lakeland Village. In connection therewith, Director Goodspeed presented to and reviewed with the Board a report detailing the various Lakeland Village landscaping enhancements that have been completed by The Spencer Company with the Board's prior contribution of funds, a copy of which is attached hereto as **Exhibit I**.

Director Goodspeed next advised the Board that the HOA has requested District funding for several landscaping repairs to serve Lakeland Haven Drive. He then presented three (3) proposals for such work for the Board's consideration, including (i) a proposal from Lawn Management Company, LLC ("LMC") for the removal of thirty (30) trees along Parkside Drive and Lakeland Haven Drive in the amount of approximately \$5,628.57, (ii) a proposal from LMC for the installation of thirty (30) trees along Parkside Drive in the amount of approximately \$42,599.87, and (iii) a proposal from The Spencer Company for the conversion of a lawn area located on Lakeland Haven Drive to a shade tolerant ground cover planting in the amount of approximately \$73,250.00. Copies of such proposals are attached hereto as **Exhibit J**. Following discussion, it was moved by Director Vallianos, seconded by Director Goodspeed and unanimously carried, that Director Goodspeed be authorized to work with the HOA to move



forward with the Parkside Drive and Lakeland Haven Drive landscaping proposals, as presented, with the understanding that the District will contribute the funds for such work.

**AGREEMENT WITH HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 489 ("NO. 489") REGARDING ADMINISTRATIVE FACILITY SITE**

The Board discussed the District's acquisition of land to serve as an administrative facility site. In connection therewith, Director Goodspeed reported that discussions are ongoing with No. 489 regarding the proposed Joint Financing and Ownership Agreement between the District and No. 489, and noted that no action was required by the Board in connection with the proposed Agreement at this time. Following discussion, the Board concurred to defer taking action with respect to this matter at this time.

**AUTHORIZE COMPLETION, EXECUTION AND FILING WITH THE SECRETARY OF STATE OF A VOTING SYSTEM ANNUAL FILING FORM**

The Board considered authorizing the completion, execution and filing with the Secretary of State of a Voting System Annual Filing Form relative to District elections. Mr. Page advised that, pursuant to the Texas Election Code, each political subdivision in the State of Texas is required to complete and file said Form with the Secretary of State's office. After discussion, Director Goodspeed moved that SPH be authorized to complete and execute the Voting System Annual Filing Form and file same with the Secretary of State's Office on behalf of the Board and the District. Director Vallianos seconded said motion, which carried unanimously.

**RECORDS DESTRUCTION REQUEST**

Mr. Page advised the Board that the District's Records Retention Schedules adopted in connection with its Records Management Program require that certain records of the District be retained only for specific periods of time based on the type of record. As an example, he explained that notes taken during meetings which are used to prepare the official minutes of Board meetings are to be retained for ninety days after approval of such minutes by the Board. He next presented a request from the District's Records Management Officer for approval to destroy certain records (which will not be scanned in and stored electronically) in accordance with the District's Records Retention Schedules. A copy of the subject request is attached hereto as **Exhibit K** (the "Request"). After discussion on the matter, Director Goodspeed moved that SPH be authorized to destroy the records described in the Request. Director Vallianos seconded said motion, which unanimously carried.

**ATTORNEY'S REPORT**

The Board considered the attorney's report. In connection therewith, Mr. Page presented to and reviewed with the Board correspondence received from the Harris Central Appraisal District ("HCAD") regarding the Deadline for Conservation and Reclamation Districts for 2026 Board of Directors Appointment Process, a copy of which is attached hereto as **Exhibit L**. Following discussion, it was noted that no action was taken by the Board in connection with the presented correspondence at this time.



Mr. Page next presented to and reviewed with the Board correspondence received from the U.S. Census Bureau requesting the District's participation in the 2024 Annual Survey of Local Government Finances, a copy of which is attached hereto as **Exhibit M**. Following discussion, the Board concurred to decline participation in the 2024 Annual Survey of Local Government Finances.

Mr. Page next presented to and reviewed with the Board correspondence received from the TCEQ regarding its upcoming Public Drinking Water Conference, a copy of which is attached hereto as **Exhibit N**. No action was required by the Board in connection with the presented correspondence at this time.

#### **STATUS OF PROPOSALS FOR OPERATIONS SERVICES, REVIEW OF PROPOSALS AND QUALIFICATIONS, AND AUTHORIZE ANY ACTION NECESSARY IN CONNECTION THEREWITH**

The Board concurred that it would consider and discuss the status of proposals for the District's operations services in Executive Session.

#### **EXECUTIVE SESSION**

The President announced at 12:20 p.m. that the Board would convene in closed session, as authorized by Texas Government Code Section 551.071. All those in attendance exited the meeting at this time, with the exception of the Board, Mr. Page and Ms. McKelvey.

#### **RECONVENE IN OPEN SESSION**

The Board reconvened in open session at 12:48 p.m. Ms. Johnson, Mr. Derong, Mr. Alexander and Mr. Haley re-entered the meeting at this time.

Following discussion of the proposals submitted for the District's operations services, Director Vallianos moved that the Board proceed with declaring its intent to engage Si Environmental to serve as the District's operations services provider. Director Goodspeed seconded said motion, which carried by a vote of three (3) in favor and one (1) opposed, with Directors Vallianos, Goodspeed and Thomas being in favor, and Director Fabian being opposed. The Board requested that Si Environmental prepare a contract for the Board's review and consideration at next month's meeting, and which time the Board would consider termination of the District's contract with Inframark. Mr. Page requested that representatives of Si Environmental and Inframark coordinate to identify an acceptable date for transitioning operators for purposes of said notice of termination.

#### **SCHEDULE FOR FUTURE BOARD MEETINGS; MATTERS FOR PLACEMENT ON FUTURE AGENDAS**

The Board considered items for placement on future agendas. No other specific agenda items other than routine and ongoing matters, or those discussed above, were requested.



## ADJOURNMENT

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

(SEAL)



Secretary



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 419**

**LIST OF ATTACHMENTS TO MINUTES**

June 9, 2025

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<b>Exhibit A –</b>	Bookkeeper's Report
<b>Exhibit B –</b>	Tax Assessor-Collector's Report
<b>Exhibit C –</b>	Unclaimed Property Letter (Wheeler)
<b>Exhibit D –</b>	Operations and Maintenance Report
<b>Exhibit E –</b>	Critical Load Status
<b>Exhibit F –</b>	Engineer's Report
<b>Exhibit G –</b>	Monthly Communications Report
<b>Exhibit H –</b>	Home Inventory Report through May 2025
<b>Exhibit I –</b>	Lakeland Village Landscape Enhancements 2025
<b>Exhibit J –</b>	Landscaping Proposals (Lake Haven Drive)
<b>Exhibit K –</b>	Records Destruction Request
<b>Exhibit L –</b>	HCAD Correspondence regarding Deadline for Conservation and Reclamation Districts for 2026 Board of Directors Appointment Process
<b>Exhibit M –</b>	U.S. Census Bureau Correspondence regarding 2024 Annual Survey of Local Government Finances
<b>Exhibit N –</b>	TCEQ Correspondence regarding Public Drinking Water Conference