

## **HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 489**

### **Minutes of Meeting of Board of Directors**

May 19, 2025

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 489 (the "District") met in regular session, open to the public, on May 19, 2025, at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas, in accordance with the duly posted notice of meeting, and the roll was called of the duly constituted members of said Board of Directors, as follows:

Anthony T. McBride, President  
Christian Carroll, Vice President  
Trace Salazar, Secretary  
Arlene Harper-Veith, Assistant Secretary  
Madison Barrington, Assistant Secretary

and all of said persons were present, thus constituting a quorum.

Also present were Wendy Maddox of B&A Municipal Services, Inc. ("B&A"); Christopher Section of Municipal Accounts & Consulting, LP ("MA&C"); Mackenzie Johnson of Inframark, L.L.C. ("Inframark"); Will Gutowsky and Kristen Turkal of BGE, Inc. ("BGE"); Barbara Nussa of Republic Services, Inc. ("Republic"); Brian Krueger of Forvis Mazars, LLP ("Forvis Mazars"); Paulina Baker of Howard Hughes Holdings, Inc., on behalf of Bridgeland Development, LP (the "Developer"); Greg Lentz of Masterson Advisors LLC ("Masterson"); Steve Bosser of The Bridgeland Community Supports Veterans, Inc. ("Bridgeland Veterans"); Bill Cook, President of the Board of Directors of Harris County Water Control and Improvement District No. 159 ("WCID 159"); Jake Kocurek, resident of the District; and Mitchell G. Page and Sabrina Ernst 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. The members of the public in attendance advised that they had no comments for the Board at this time.

### **APPROVAL OF MINUTES**

The Board considered the approval of the minutes of its meeting held on April 21, 2025. Mr. Page noted that a revised set of the draft minutes of the meeting held on April 21, 2025, was distributed to the Board in advance of today's meeting, following SPH's prior distribution of same. Following discussion, Director Carroll moved that the minutes of the meeting held on April 12, 2025, be approved, as revised. Director McBride seconded said motion, which unanimously

carried.

### **BOOKKEEPER'S REPORT**

Mr. Section presented to and reviewed with the Board the Bookkeeper's Report dated May 19, 2025, a copy of which is attached hereto as **Exhibit A**. Following discussion, it was moved by Director Carroll, seconded by Director McBride and unanimously carried, that the Bookkeeper's Report be approved, as presented, the disbursements listed therein be approved for payment.

### **ENGAGEMENT OF AUDITOR**

The Board next considered the engagement of an auditing firm to conduct an audit of the District's financial statements for the fiscal year ending May 31, 2025. In connection therewith, Mr. Krueger made a presentation to the Board on behalf of Forvis Mazars, and advised that the cost to conduct such audit is approximately \$22,400, plus an administrative fee in the amount of \$1,100. After discussion on the matter, Director Barrington moved that (i) Forvis Mazars be engaged to prepare the District's audit report for the fiscal year ending May 31, 2025, in accordance with the terms of the engagement letter attached hereto as **Exhibit B**, and (ii) the Texas Ethics Commission Form 1295 submitted by Forvis Mazars in connection therewith, be accepted and acknowledged by the District. Director Carroll seconded said motion, which carried unanimously.

Cameron Dickey, President of the Board of Directors of Harris County Water Control and Improvement District No. 157 ("WCID 157") entered the meeting at this time.

### **TAX ASSESSOR-COLLECTOR'S REPORT**

Ms. Maddox presented to and reviewed with the Board the Tax Assessor-Collector's Report and Delinquent Tax Roll for the month ending April 30, 2025, copies of which are attached hereto as **Exhibit C**. Following discussion, Director Carroll moved that the Tax Assessor-Collector's Report be approved, as presented, and the disbursements listed therein be approved for payment. Director McBride seconded said motion, which unanimously carried.

### **DELINQUENT TAX COLLECTIONS REPORT**

The Board deferred consideration of a Delinquent Tax Report, as it was noted that no report was received nor is due at this time from Perdue, Brandon, Fielder, Collins & Mott, L.L.P., delinquent tax attorneys for the District.

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

The Board considered approval of Unclaimed Property Reports 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, Mr. Section presented to and reviewed with the Board an annual Unclaimed Property Report prepared by MA&C, a copy of which is attached hereto as **Exhibit D**,

and noted that the District has unclaimed property in the amount of \$589.37 to escheat to the State of Texas for the current reporting period. Ms. Maddox then presented to and reviewed with the Board an Unclaimed Property Report prepared by B&A, a copy of which is included in **Exhibit D**, and noted that the District has no unclaimed property to report at this time. Following discussion, Director Carroll moved that MA&C be authorized to file the annual Unclaimed Property Report with the Comptroller and remit \$589.37 of unclaimed funds to the Comptroller prior to July 1, 2025. Director McBride seconded said motion, which unanimously carried.

### **VETERAN'S MEMORIAL PARK**

The Board next considered the status of the proposed construction of the Veteran's Memorial Park by WCID 157. In connection therewith, Mr. Dickey presented to and reviewed with the Board an exhibit depicting the conceptual design and layout of Veteran's Memorial Park. He then provided the Board with a brief overview of the history of the Veteran's Memorial Park project, and explained WCID 157's involvement with same. He next discussed with the Board the funding of the construction and ongoing maintenance of Veteran's Memorial Park, and listed the contributions/donations that have been made towards the project to date. Mr. Dickey then inquired whether the Board desired to make a donation towards the project on behalf of the District. Following discussion, the Board requested additional information regarding whether the project has the support of the Bridgeland community, and noted that the Board would like to see a more detailed accounting of the financial contributions made towards the project to date. The Board concurred to defer taking action with respect to the Veteran's Memorial Park project until such additional information is received from WCID 157.

### **OPERATING BUDGET FOR FISCAL YEAR ENDING MAY 31, 2026**

Mr. Section next presented the proposed operating budget for the District's fiscal year ending May 31, 2026, a copy of which is attached hereto as **Exhibit E**. After discussion, the Board requested the following revisions to the proposed budget: (i) the adjustment of line item 17903 to reflect an allocation of \$900,000 towards the shared land purchase with Harris County Municipal Utility District No. 419 ("No. 419"), (ii) the adjustment of line item 17904 to reflect a contribution in the amount of \$100,000 towards the Veteran's Memorial Park project, and (iii) the deletion of line item 13104 relative to the District's prior year surplus funds. Following review and discussion, Director McBride moved that the proposed operating budget for the District's fiscal year ending May 31, 2026, be approved, as revised, in accordance with the Board's requests. Director Carroll seconded said motion, which unanimously carried.

### **OPERATOR'S REPORT**

Ms. Johnson next presented to and reviewed with the Board an Operations and Maintenance Report for the month of April 2025, a copy of which is attached hereto as **Exhibit F**.

Ms. Johnson next presented to and reviewed with the Board a Confidentiality Delinquent Report, a copy of which is included in **Exhibit F**. In connection therewith, Ms. Johnson discussed with the Board a customer request for the waiver of the total amounts invoiced by the District to

said customer from January 2025 through April 2025, as the customer was not residing on the property during such period. She next discussed with the Board a customer request for the waiver of fees in the amount of \$542.25, as the previous tenant of such property illegally received service prior to the requesting customer's residence at the property. Following discussion, it was moved by Director Carroll, seconded by Director McBride and unanimously carried, that (i) the Operations and Maintenance Report for the month of April 2025, be approved, as presented, (ii) Inframark be authorized to credit the total amount invoiced to the customer requesting a waiver of fees from January 2025 through April 2025, and (iii) add the \$542.25 accrued through the illegal connection of service to the District's Collections Accounts Listing.

### **CONSUMER CONFIDENCE REPORT**

The Board then considered the approval of the District's Consumer Confidence Report ("CCR") for 2025. In connection therewith, Ms. Johnson distributed a draft CCR for the Board's review, a copy of which is attached to the Operations and Maintenance Report. Following discussion, it was moved by Director Carroll, seconded by Director McBride and unanimously carried, that the CCR be approved, subject to review and final approval by SPH, that Inframark be authorized to distribute the CCR electronically to all customers of the District pursuant to a link to be provided on the next water bill, and that the CCR be posted to the District's website prior to the July 1, 2025, deadline.

### **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 on the same date. She suggested that next year's document shred event be scheduled for the last week in March to avoid holding events at the same time as other Bridgeland entities. No action was required by the Board in connection with this matter.

### **ENGINEER'S REPORT**

Ms. Turkal presented to and reviewed with the Board the Engineer's Report dated May 19, 2025, a copy of which is attached hereto as **Exhibit G**, including the pay estimates and change orders listed therein. During such review, Ms. Turkal requested the Board's concurrence in the award of contract for the construction of Traffic Signal Installation at Tuckerton Road and Copper Breaks Crossing to Larry Young Paving, Inc. Mr. Page then requested that the Board ratify its prior approval of easements to serve Parkland Row, Section 2. Following discussion it was moved by Director Carroll, seconded by Director McBride and unanimously carried, that the Engineer's Report and the action items listed therein be approved, including the ratification of the Board's prior approval of easements to serve Parkland Row, Section 2, as recommended by BGE, as presented.

**PROPOSED UNLIMITED TAX BONDS, SERIES 2025 (THE "SERIES 2025 BONDS")  
AND UNLIMITED TAX PARK BONDS, SERIES 2025A (THE "SERIES 2025A PARK  
BONDS")**

The Board considered the status of the proposed issuance of the District's Series 2025 Bonds and Series 2025A Park Bonds. In connection therewith, Mr. Page reported that he expects to submit the Bond Application Report to the Texas Commission on Environmental Quality for review this week. It was noted that no action was required by the Board in connection with this matter at this time.

**UTILITY COMMITMENT LETTERS**

Mr. Page advised that there were no new requests for commitments received.

**WEBSITE UPDATES**

The Board deferred consideration of a Communications Report, as it was noted that no report was received nor is due at this time from Touchstone District Services, LLC ("Touchstone"), website services provider for the District. Mr. Page noted that the next Communications Report will be presented in June 2025.

**BRIDGELAND WATER AGENCY ("AGENCY")**

The Board considered the status of various matters relating to the Agency. In connection therewith, Mr. Page presented to and reviewed with the Board the Agency's approved budget for the fiscal year ending May 31, 2026, a copy of which is included in the Bookkeeper's Report. Following review and discussion, it was noted that no action was required by the Board in connection with this matter.

Mr. Page next presented to and reviewed with the Board a proposed set of Standard Operating Procedures ("SOP"), as prepared by Touchstone, for the proper handling of tickets submitted to the Agency through BWA Connect. A copy of said SOP is attached hereto as **Exhibit H**. Mr. Page explained the functionality of the BWA Connect smartphone application, and noted that the proposed SOP will standardize the handling of tickets going forward to ensure that tickets are addressed in a timely manner by the appropriate entity. Following discussion, no action was taken by the Board in connection with the proposed SOP.

Mr. Cook exited the meeting at this time.

Mr. Page next reported to the Board that the Agency intends to add four (4) additional security patrol officers to the Agency's current Interlocal Agreement for Law Enforcement Services with Harris County Constable's Office, Precinct 5, upon its renewal in October 2025. It was noted that no action was required by the Board in connection with this matter.

## **DEVELOPER'S REPORT**

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

## **MATTERS RELATIVE TO BRIDGELAND COUNCIL, INC. ("COUNCIL")**

The Board noted that it had nothing new to discuss with respect to Council matters for the District at this time.

## **MATTERS RELATIVE TO PARKLAND VILLAGE HOMEOWNERS' ASSOCIATION ("HOA")**

The Board noted that it had nothing new to discuss with respect to HOA matters for the District at this time.

## **AGREEMENT WITH NO. 419 REGARDING ADMINISTRATIVE FACILITY SITE**

The Board considered the status of approval of a proposed Joint Financing and Ownership Agreement between the District and No. 419 relative to the shared purchase by No. 419 and the District of a 5.0-acre administrative facility site (the "Site"). In connection therewith, Mr. Page advised the Board that he will revise the current draft of the proposed Agreement to cut the District's share of the cost for the Site in half, and will present the revised Agreement to No. 419 for consideration at a future Board meeting. No action was required by the Board in connection with this matter at this time.

## **ATTORNEY'S REPORT**

The Board considered the attorney's report. In connection therewith, Mr. Page advised that he had nothing further of a legal nature to discuss with the Board at this time.

## **DISCUSSION OF CUSTOMER SERVICE AND PERFORMANCE ISSUES RELATED TO DISTRICT OPERATIONS**

The Board discussed customer service and performance issues related to District operations. In connection therewith, Mr. Page presented Inframark's response to the Board's summary of concerns and various supporting documentation in connection therewith, a copy of which is attached hereto as **Exhibit J**. Following a lengthy discussion, the Board concurred to review such documentation for further discussion at a future Board meeting as and if requested by the members of the Board.

## **MATTERS FOR FUTURE AGENDAS**

The Board considered items for placement on future agendas. No specific agenda items,

other than routine and ongoing matters and those discussed above, were requested.

**ADJOURNMENT**

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



  
Secretary

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 489**

**LIST OF ATTACHMENTS TO MINUTES**

**May 19, 2025**

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| <b>Exhibit A –</b> | Bookkeeper's Report                                     |
| <b>Exhibit B –</b> | Engagement Letter (Forvis Mazars, LLP)                  |
| <b>Exhibit C –</b> | Tax Assessor-Collector's Report                         |
| <b>Exhibit D –</b> | Unclaimed Property Reports                              |
| <b>Exhibit E –</b> | Adopted Budget for Fiscal Year Ending May 31, 2026      |
| <b>Exhibit F –</b> | Operations and Maintenance Report                       |
| <b>Exhibit G –</b> | Engineer's Report                                       |
| <b>Exhibit H –</b> | Bridgeland Water Agency's Standard Operating Procedures |
| <b>Exhibit I –</b> | Home Inventory Report through April 2025                |
| <b>Exhibit J –</b> | Inframark's Response to Operational Issues              |