

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 489

NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the above captioned District will hold a regular meeting at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas, 77056, said address being a meeting place of the District.

The meeting will be held on **Monday, September 15, 2025, at 11:00 a.m.**

The Board shall consider and discuss the following matters and take any action appropriate with respect to such matters:

1. Public comments;
2. Review and approval of the minutes of the meeting of the Board of Directors held August 18, 2025;
3. Bookkeeper's report, including financial and investment reports and the payment of invoices presented;
4. Adoption of Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District;
5. Annual Review of Order Establishing Policy for Investment of District Funds and Appointing Investment Officer, and adoption of Resolution and amended Order in connection therewith;
6. Review and approval of audit report for the District's fiscal year ended May 31, 2025, and any other action in connection therewith;
7. Receive Tax Assessor-Collector report and approve payment of invoices presented and moving of accounts to uncollectible roll;
8. Report on legal action taken by the District's delinquent tax collections attorney, authorize foreclosure proceedings, installment agreements, and the filing of proofs of claim;
9. Receive the Financial Advisor's recommendation concerning the District's proposed 2025 tax rate, determine intended tax rate, and authorize:
 - a) the required notice that the Board will consider adoption of a tax rate; and
 - b) the means of providing such notice;
10. Matters related to the sale and issuance of the District's proposed \$5,975,000 Unlimited Tax Bonds, Series 2025 (the "WS&D Bonds"), the District's proposed \$2,600,000 Unlimited Tax Park Bonds, Series 2025A (the "Park Bonds") and the District's proposed

\$5,595,000 Unlimited Tax Road Bonds, Series 2025 (the "Road Bonds", and, together with the WS&D Bonds and Park Bonds, the "Bonds"), including:

- a) Status of receipt from the Texas Commission on Environmental Quality of the final Order and Technical Memorandum approving the WS&D Bonds and Park Bonds;
- b) Receive and act upon bids for the purchase of the Bonds;
- c) Consider and act upon adoption of Orders authorizing the issuance, sale and delivery of the Bonds;
- d) Consider and act upon approval and distribution of a Final Official Statement relative to the Bonds;
- e) Approval and execution of Paying Agent/Registrar Agreements by and between the District and The Bank of New York Mellon Trust Company, N.A. in connection with the issuance of the Bonds; and
- f) Any other matters concerning the Bonds, including the approval and execution of various documents for inclusion in the transcripts of proceedings to be submitted to the Attorney General of the State of Texas;

11. Operator's Report, including:

- a) Monthly report;
- b) Status of compliance with permits;
- c) Repair and maintenance of District facilities, including air scouring and televising program, and review and discuss results of same;
- d) Disposition of delinquent utility accounts and referral of accounts for collection;
- e) Appeals of District charges and consideration of customer comments;
- f) Discussion regarding installation of smart meters;
- g) Review and discuss EyeOnWater leak detection report and authorize any action necessary in connection therewith;
- h) Builder stormwater controls, damages to District facilities, and issuance of fines and penalties for non-compliance; and
- i) Discussion regarding facility landscape maintenance services;

12. Status of Garbage and Recycling Collection services;

13. Engineer's Report, including:

- a) Authorize the design and/or advertisement for bids for the construction of facilities within the District, and approval of related Storm Water Pollution Prevention Plans;
- b) Authorize the award of construction contracts or concurrence of award of contracts for the construction of facilities within the District;
- c) Status of construction of water, sewer and drainage facilities and paving to serve land within the District, including the approval of any pay estimates and/or change orders, and acceptance by Harris County of streets for maintenance, including:
 - (i) Mason Road, Section 7, water, sanitary sewer, drainage & paving – Unitas Construction, Inc.;
 - (ii) Prairie Refuge Crossing, water, sanitary sewer, drainage & paving – Millis Equipment, LLC;
 - (iii) Westgreen Boulevard at Parkland Crossing Traffic Signal – Deco Contractors, Inc.; and

- (iv) Traffic Signal Installation at Tuckerton Road and Copper Breaks Crossing – Larry Young Paving, Inc.;
 - d) Authorizing the design, advertisement, or award of construction contracts or concurrence in the award of contracts for the construction of recreational facilities within the District;
 - e) Status of construction of recreational facilities to serve land within the District, and the approval of any pay estimates and/or change orders, including:
 - (i) Mason Road Section 7 Medians Only Landscaping – Texas Wall Systems, LLC;
 - f) Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District, and acceptance of facilities for operation and maintenance purposes, including:
 - (i) Conveyance of Facilities – Foundry Church 45' BLMZ Landscape Improvements;
 - (ii) Conveyance of Facilities – Parkland Village Lift Station No. 8;
 - (iii) Conveyance of Facilities – Starling Apartments BLMZ Landscape Improvements;
 - (iv) Conveyance of Facilities – Mason Road at Lake Meridian Drive Traffic Signal Installation;
 - (v) Conveyance of Facilities – Bridgeland Parkland Village, Section 57 Amenity and Neighborhood Park Landscape Improvements; and
 - (vi) Conveyance of Facilities – Bridgeland Parkland Village, Section 61 Landscape Improvements;
 - g) Status of storm sewer and street acceptances by Harris County; and
 - h) General engineering matters, including:
 - (i) Design, bidding, and award of contract for construction of pathway along Mason Road between Tuckerton Road and Bridge Creek Terrace Drive;
14. Issuance of utility commitment letters, status of pending commitment letters, and payment of tap fees;
 15. Discuss updates and revisions to the District website;
 16. Matters related to the Bridgeland Water Agency (the "Agency") and directives to the District's Trustee and Alternate(s), including:
 - a) Approval of First Amendment to First Amended and Restated Interlocal Cooperation Contract to establish an operating reserve; and
 - b) Review proposal for Law Enforcement Liaison for the Agency;
 17. Developer's Report;
 18. Matters relative to Bridgeland Council, Inc. and/or Parkland Village Homeowners' Association;

19. Review of Annual Arbitrage Maintenance Report prepared by Municipal Risk Management Group, LLC, and authorize engagement of Arbitrage Compliance Specialists, Inc. to prepare (i) an Interim Calculations Report for the District's \$4,200,000 Unlimited Tax Bonds, Series 2018, (ii) an Interim Calculations Report for the District's \$5,000,000 Unlimited Tax Road Bonds, Series 2018, (iii) a Fifth Year Arbitrage Rebate Report for the District's \$15,400,000 Unlimited Tax Bonds, Series 2020, (iv) a Fifth Year Arbitrage Rebate Report for the District's \$7,420,000 Unlimited Tax Road Bonds, Series 2020, (v) an Interim Calculations Report for the District's \$32,725,000 Unlimited Tax Bonds, Series 2021, (vi) an Interim Calculations Report for the District's \$7,365,000 Unlimited Tax Park Bonds, Series 2021A, (vii) an Interim Calculations Report for the District's \$14,400,000 Unlimited Tax Road Bonds, Series 2022, and (viii) an Interim Calculations Report for the District's \$24,550,000 Unlimited Tax Bonds, Series 2022;
20. Attorney's Report;
21. Schedule of future Board meetings; and
22. Matters for possible placement on future agendas.

(SEAL)



SCHWARTZ, PAGE & HARDING, L.L.P.

By: _____

Mitchell G. Page
Attorneys for the District

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (713) 623-4531 at least three business days prior to the meeting so that appropriate arrangements can be made.