

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, October 20, 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 September 15, 2025;
3. Bookkeeper's report, including financial and investment reports and the payment of invoices presented;
4. Status of compliance by the District with Texas Government Code, Chapter 2265, relative to energy reporting;
5. Receive Tax Assessor-Collector report and approve payment of invoices presented and moving of accounts to uncollectible roll;
6. 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;
7. Conduct a public hearing regarding the adoption of the District's 2025 tax rate;
8. Levy of the District's 2025 debt service and maintenance tax rates, and the adoption of an Order in connection therewith;
9. Approval and execution of an Amendment to the Third Amended and Restated District Information Form;
10. Preparation and filing of continuing disclosure report for fiscal year ended May 31, 2025 (due November 30, 2025);
11. Authorize preparation and filing of initial Local Government Bond, Tax, and Project report pursuant to chapter 403, Texas Gov't Code, as amended by H.B. 103;

12. Matters related to the 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) Review and approval of agreed-upon procedures in connection with developer reimbursement, and consider authorizing disbursement of proceeds of the Bonds in accordance therewith;
 - b) Review, approval and authorizing the filing of Internal Revenue Service Form 8038-G relative to the Bonds;
 - c) Review and discussion of correspondence from bond counsel regarding expenditure and investment of proceeds of the Bonds and Internal Revenue Service restrictions on same;
 - d) Authorize execution of an Amendment to the District's Third Amended and Restated District Information Form relative to the issuance of the Bonds; and
 - e) Act upon any other matters in connection with the issuance of the Bonds, including the approval and execution of various closing documents and authorization for Bond Counsel to approve closing on the sale of the Bonds;
13. 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;
14. Status of Garbage and Recycling Collection services, including approval of annual CPI increase;
15. Amendment of District's Rate Order relative to annual CPI increase imposed by Republic Services, Inc.;
16. 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 – Bridgeland Parkland Village, Section 57 Amenity and Neighborhood Park Landscape Improvements; and
 - (v) 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;
17. Issuance of utility commitment letters, status of pending commitment letters, and payment of tap fees;
 18. Discuss updates and revisions to the District website;
 19. Matters related to the Bridgeland Water Agency (the "Agency") and directives to the District's Trustee and Alternate(s);
 20. Developer's Report;
 21. Matters relative to Bridgeland Council, Inc. and/or Parkland Village Homeowners' Association;

22. Review of Annual Arbitrage Report prepared by Municipal Risk Management Group, LLC, and consider authorizing Arbitrage Compliance Specialists, Inc. to complete interim calculations for the following issuances: (i) the District's \$4,200,000 Unlimited Tax Bonds, Series 2018; (ii) the District's \$5,000,000 Unlimited Tax Road Bonds, Series 2018; (iii) the District's \$32,725,000 Unlimited Tax Bonds, Series 2021; (iv) the District's \$7,365,000 Unlimited Tax Park Bonds, Series 2021A; (v) the District's \$14,400,000 Unlimited Tax Road Bonds, Series 2022; and (vi) the District's \$24,550,000 Unlimited Tax Bonds, Series 2022;
23. Discuss response letter received from Harris County Municipal Utility District No. 418 ("No. 418") to District's request letter related to No. 418's evaluation of operations services providers;
24. Attorney's Report;
25. Schedule of future Board meetings; and
26. Matters for possible placement on future agendas.

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.