

## 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, August 18, 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 July 21, 2025;
3. Bookkeeper's report, including financial and investment reports and the payment of invoices presented;
4. Receive Tax Assessor-Collector report and approve payment of invoices presented and moving of accounts to uncollectible roll;
5. 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;
6. 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;
7. Consider the following actions in connection with Operator's change in electronic payment program vendors:
  - a) Authorize termination of existing electronic payment programs and agreements;

- b) Approve Merchant Services Processing Agreement with JPMorgan Chase Bank, NA and Paymentech, LLC, including Attestation and Amendment of Agreement and ECP Addendum Terms; and
  - c) Approve Addendum to Professional Services Agreement with Operator;
- 8. Status of Garbage and Recycling Collection services;
- 9. 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 – Town Center South Traffic Signal Installation;
    - (vi) Conveyance of Facilities - Bridgeland Westgreen Road Medians (Summer Camp to South Property Line);
    - (vii) Conveyance of Facilities – Bridgeland Parkland Village, Section 57 Amenity and Neighborhood Park Landscape Improvements;
    - (viii) Conveyance of Facilities – Bridgeland Parkland Village, Section 61

- Landscape Improvements; and
    - (ix) Recreational Facilities Easement – Bridgeland Parkland Village, Emerald Lake (Reserves "A" & "B");
  - 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;
- 10. Matters related to the sale and issuance of the District's proposed \$5,975,000 Unlimited Tax Bonds, Series 2025, and the District's proposed \$2,600,000 Unlimited Tax Park Bonds, Series 2025A (collectively, the "Bonds"), including:
  - a) Status of receipt from the Texas Commission on Environmental Quality of the final Order and Technical Memorandum approving the Bonds;
  - b) Approval of schedule for sale and issuance of the Bonds;
  - c) Approval of Notice of Sale and Preliminary Official Statement relative to the sale of the Bonds;
  - d) Authorize the District's financial advisor to advertise for the sale of the Bonds;
  - e) Approval of designation of Paying Agent/Registrar;
  - f) Authorize bookkeeper to issue payment for Attorney General's fees; and
  - g) Engagement of an auditor for preparation of agreed-upon procedures with respect to payments to the developer out of the proceeds of the Bonds;
- 11. Matters related to the sale and issuance of the District's proposed \$5,595,000 Unlimited Tax Road Bonds, Series 2025 (the "Series 2025 Road Bonds"), including:
  - a) Approval of preliminary agreed-upon procedures with respect to payment to the developer out of the proceeds of the Series 2025 Road Bonds;
  - b) Approval of Notice of Sale and Preliminary Official Statement relative to the sale of the Series 2025 Road Bonds;
  - c) Authorize the District's financial advisor to advertise for the sale of the Series 2025 Road Bonds;
  - d) Approval of designation of Paying Agent/Registrar; and
  - e) Authorize bookkeeper to issue payment for Attorney General's fees;
- 12. Issuance of utility commitment letters, status of pending commitment letters, and payment of tap fees;
- 13. Discuss updates and revisions to the District website;
- 14. Matters related to the Bridgeland Water Agency (the "Agency") and directives to the District's Trustee and Alternate(s);
- 15. Developer's Report;
- 16. Matters relative to Bridgeland Council, Inc. and/or Parkland Village Homeowners' Association;

17. Attorney's Report;
18. Schedule of future Board meetings; and
19. Matters for possible placement on future agendas.

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

(SEAL)



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.***