

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 489

Minutes of Special Meeting of Board of Directors

April 9, 2026

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 489 (the "District") met in special session, open to the public, on April 9, 2026, 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
Madison Barrington, Vice President
Arlene Harper-Veith, Secretary

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

Also present were Wendy Maddox of Assessments of the Southwest, Inc. ("ASW"); Christopher Section of Municipal Accounts & Consulting, LP ("MA&C"); Lindsey DeLong, Stephen Nelson and Brent Taylor of Inframark, LLC ("Inframark"); Kristen Demary of BGE, Inc. ("BGE"); Barbara Nussa of Republic Services, Inc. ("Republic"); Paulina Baker of Howard Hughes Holdings Inc., on behalf of Bridgeland Development, LP ("Developer"); Bill Cook, President of the Board of Directors of Harris County Water Control and Improvement District No. 159 ("WCID 159"); Melanie Folkert and Matthew Conner, residents of the District; 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. There being no such comments presented, the Board proceeded to the next item of business.

APPROVAL OF MINUTES

The Board considered the approval of the minutes of its meeting held on January 19, 2026. Following discussion, Director Barrington moved that the minutes of the meeting held on January 19, 2026, be approved, as presented. Director McBride seconded said motion, which unanimously carried.

ACCEPTANCE OF QUALIFICATION STATEMENTS, BONDS, OATHS OF OFFICE, AFFIDAVITS OF CURRENT DIRECTOR AND ELECTIONS NOT TO DISCLOSE CERTAIN INFORMATION FOR DIRECTORS MELANIE FOLKERT AND MATTHEW CONNER

The Board next considered the acceptance of Qualification Statements, Bonds, Oaths of Office, Affidavits of Current Director and Elections Not to Disclose Certain Information in

connection with the appointment of Melanie Folkert and Matthew Conner to the Board. In that regard, Ms. Folkert and Mr. Conner presented their Qualification Statements, Bonds, Oaths of Office, Affidavits of Current Director and Elections Not to Disclose Certain Information. After discussion on the matter, it was moved by Director Barrington, seconded by Director McBride and unanimously carried, that the Board approve such Bonds, and accept such Statements, Oaths, Affidavits and Elections, and declare (i) Melanie Folkert duly qualified and appointed to fill the vacancy on the Board for the term ending in May of 2026, and (ii) Matthew Conner duly qualified and appointed to fill the vacancy on the Board for the term ending in May of 2028. Directors Folkert and Conner participated in the remainder of the weekend.

REORGANIZATION OF THE BOARD OF DIRECTORS AND ELECTION OF OFFICERS

The Board next considered the reorganization of the Board and the election of officers. After discussion, it was moved by Director Barrington, seconded by Director McBride and unanimously carried, that Directors Folkert and Conner be elected Assistant Secretaries of the Board, that the remainder of the Board continue in their offices of President, Vice President and Secretary, respectively.

DISTRICT REGISTRATION FORM

The Board next considered the approval of a District Registration Form, as required by the Texas Commission on Environmental Quality (the "TCEQ"). Mr. Page explained that, in accordance with the Texas Water Code, special districts are required to file names, mailing addresses, officer positions and terms of new directors with the TCEQ within thirty (30) days after an election or appointment. He advised that, with the Board's approval, SPH will complete the District Registration Form to reflect the appointment of Directors Folkert and Conner and the reorganization of the Board, and file same with the TCEQ, as required. After further discussion on the matter, Director Barrington moved that the Board authorize SPH to complete the District Registration Form and file same with the TCEQ, as discussed. Director McBride seconded said motion, which unanimously carried.

LOCAL GOVERNMENT OFFICERS LIST

Mr. Page reminded the Board that, pursuant to Chapter 176 of the Texas Local Government Code, the District is required to maintain a list of Local Government Officers, which includes the members of the Board and the District's Investment Officers in connection with conflict of interest disclosure requirements. After discussion on the matter, Director Barrington moved that the District update its list of local government officers as required by law. Director McBride seconded said motion, which unanimously carried.

DIRECTOR TRAINING REQUIREMENTS

Mr. Page discussed with Directors Folkert and Conner the training requirements for public officials. He advised that public officials, including directors of a municipal utility district, must complete separate training courses regarding the Texas Open Meetings Act ("OMA") and the Texas Public Information Act ("PIA"). Mr. Page presented to and reviewed with Directors Folkert

and Conner a Memorandum prepared by SPH which summarizes the training requirements. He advised that the deadline for public officials to complete their training is the 90th day after they either take their oath of office or otherwise assume their responsibilities as a public official. He noted that the Texas Attorney General has prepared an online course which satisfies the training requirements for both the OMA and PIA. Mr. Page further noted that it is the responsibility of Directors Folkert and Conner to complete their training by the deadline.

DISCUSSION OF CONFLICTS DISCLOSURE REPORTING REQUIREMENTS

Mr. Page next advised that a Memorandum prepared by SPH and questionnaire regarding conflict of interest disclosure reporting was presented to Directors Folkert and Conner. Mr. Page then presented Director Folkert and Conners' completed conflict of interest questionnaires for the District's records. He noted the Memorandum was previously presented to, and questionnaire completed by, the other Directors.

BOOKKEEPER'S REPORT

Mr. Section presented to and reviewed with the Board the Bookkeeper's Report dated April 9, 2026, a copy of which is attached hereto as **Exhibit A**. He additionally presented the Quarterly Investment Inventory Report for the period ending February 28, 2026, a copy of which is included in the Bookkeeper's Report. Following discussion, it was moved by Director McBride, seconded by Director Barrington and unanimously carried, that (i) the Bookkeeper's Report be approved, as presented, and the disbursements listed therein be approved for payment, and (ii) the Quarterly Investment Inventory Report be approved, as presented, and the District's Investment Officers be authorized to execute same on behalf of the Board and the District.

Mr. Section next presented to and reviewed with the Board a preliminary draft of the proposed operating budget for the District's fiscal year ending May 31, 2027, a copy of which is included in **Exhibit A**. Mr. Page requested that the Board and the District's consultants review and provide any comments on the draft budget so that approval of same can be considered at the next Board meeting.

A discussion next ensued regarding the District's joint purchase of the 5-acre administrative site with Harris County Municipal Utility District No. 419 ("No. 419"). In connection therewith, Director McBride requested that a member of the No. 419 Board be invited to attend a future Board meeting to explain the District and No. 419's joint purchase of the 5-acre administrative site. Mr. Page noted that he would relay such request to the No. 419 Board at its next meeting.

TAX ASSESSOR-COLLECTOR'S REPORT

Ms. Maddox presented to and reviewed with the Board the Tax Assessor-Collector's Reports and Delinquent Tax Rolls for the months ending January 31, 2026, February 28, 2026, and March 31, 2026, copies of which are attached hereto as **Exhibit B**. Following discussion, it was moved by Director Barrington, seconded by Director McBride and unanimously carried, that the Tax Assessor-Collector's Reports be approved, as presented, and the disbursements listed therein be approved for payment.

APPROVE PAYMENT SERVICES AGREEMENT WITH FIRST BILLING SERVICES, LLC

In connection with the District's transition from B&A Municipal Tax Services, LLC ("B&A") to ASW, Mr. Page advised that the Board will need to enter into certain new agreements for electronic tax payment services to commence on April 1, 2026. Mr. Page presented the following documents to the Board for its review and approval: (i) a Payment Services Agreement with First Billing Services, LLC ("PSA"), (ii) a Merchant Processing Agreement with Global Payments ("MPA"), and (iii) an Addendum to Merchant Processing Agreement ("MPA Addendum"), copies of which are attached hereto as **Exhibit C**. Further, Mr. Page advised that any existing electronic payment program for tax payments and related agreements with vendors will need to be terminated. After discussion, Director Barrington moved that (i) the PSA, MPA and MPA Addendum each be approved subject to SPH's final review, (ii) the President be authorized to execute same on behalf of the Board and the District, (iii) SPH acknowledge the accompanying Texas Ethics Commission Form 1295 for same, and (iv) any existing electronic payment program for tax payments and related agreements with vendors be terminated in accordance with the terms of such agreements, and ASW be authorized to provide notice of termination on behalf of the District. Director McBride seconded said motion, which unanimously carried.

ADOPTION OF RESOLUTION CONCERNING DEVELOPED DISTRICT STATUS FOR 2026 TAX YEAR

Mr. Page next advised the Board that the procedures involved in setting a tax rate each year applicable to a particular district will depend, in part, upon whether it is determined to be a "Developed District" under Texas Water Code Section 49.23602. Mr. Page then reviewed with the Board a worksheet completed by BGE to assist the Board in making this determination, along with a Resolution Concerning Developed District Status for 2026 Tax Year, a copy of which is attached hereto as **Exhibit D**. He advised the Board that pursuant to said worksheet, the District is a "Developing District." Following discussion, upon motion made by Director Barrington, seconded by Director McBride and unanimously carried, the Board determined that the District shall be considered a Developing District for the 2026 Tax Year and adopted the attached Resolution.

DELINQUENT TAX COLLECTIONS REPORT

The Board deferred consideration of a Delinquent Tax Collections 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. ("Perdue Brandon"), delinquent tax attorneys for the District.

RESOLUTION AUTHORIZING ADDITIONAL PENALTY ON DELINQUENT REAL PROPERTY TAXES

Mr. Page advised that the Board is authorized to impose, under certain conditions on July 1, an additional penalty not to exceed twenty percent (20%) of the total taxes, penalty and interest due the District on real property taxes that remain delinquent as of July 1 of the year in which they become delinquent. After discussion, it was moved by Director Barrington, seconded by Director

McBride and unanimously carried, that the Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes, attached hereto as **Exhibit E**, be adopted by the Board, and that Perdue Brandon, delinquent tax attorneys for the District, be authorized to proceed with the collection of real property taxes delinquent as of July 1, 2026.

UNCLAIMED PROPERTY REPORT

The Board considered authorizing the preparation of Unclaimed Property Report(s) as of March 1, 2026. After discussion on the matter, Director Barrington moved that the District's consultants be authorized to research the District's accounts to determine whether the District has unclaimed property and the District's Bookkeeper and/or Tax Assessor-Collector be authorized to prepare such report(s) for the Board's approval. Director McBride seconded said motion, which unanimously carried.

OPERATOR'S REPORT

Ms. DeLong introduced Mr. Nelson and Mr. Taylor to the Board. Ms. DeLong next presented to and reviewed with the Board the Operations and Maintenance Report for the month of February 2026, a copy of which is attached hereto as **Exhibit F**.

Ms. DeLong next presented to and reviewed with the Board a proposal for Inframark to conduct Year 4 Valve Survey Repairs, a copy of which is included in the Operations and Maintenance Report. Ms. DeLong advised the Board that 250 valves were inspected, and twenty-eight (28) of such valves are in need of repair. She advised that the total cost for such work in the amount of \$8,600.00.

Ms. DeLong next presented to and reviewed with the Board a proposal for a survey of the District's manholes, a copy of which is included in the Operations and Maintenance Report. Ms. DeLong advised the Board that the total cost for such work is in the amount of \$17,000.00.

Following discussion, Director McBride moved that the Operations and Maintenance Report and the action items listed therein be approved, including: (i) the proposal for the Year 4 Valve Survey Repairs, in the amount of \$8,600.00; and (ii) the proposal for the survey of the District's manholes, in the amount of \$17,000.00. Director Barrington seconded said motion, which unanimously carried.

Ms. DeLong next presented to and reviewed with the Board two (2) customer requests for waivers of late fees, one in the amount of \$1,124.44, and one in the amount of \$1,954.44, copies of which are included in the Operations and Maintenance Report. Following discussion, the Board concurred to decline the two (2) requests for waivers of late fees.

WATER LOSS AUDIT

The Board considered authorizing the preparation of the 2025 Water Loss Audit (the "Audit"). After discussion, Director Barrington moved that the Board authorize Inframark to prepare and file said Audit with the Texas Water Development Board ("TWDB"). Director McBride seconded said motion, which carried unanimously.

ANNUAL IMPLEMENTATION REPORT REGARDING WATER CONSERVATION PLAN

Mr. Page advised the Board that the District is required to prepare and file an Annual Implementation Report regarding the District's Water Conservation Plan ("WCP") with the TWDB. He further advised the Board that the WCP Annual Implementation Report is due to the TWDB by May 1, 2026. Upon motion made by Director Barrington, seconded by Director McBride, and unanimously carried, the Board authorized Inframark to prepare and file the Annual Implementation Report with the TWDB prior to the May 1, 2026, deadline.

AUTHORIZE INFRAMARK TO PREPARE THE DISTRICT'S CONSUMER CONFIDENCE REPORT FOR APPROVAL

The Board next discussed certain regulations promulgated by the United States Environmental Protection Agency and the Texas Commission on Environmental Quality relative to the annual Consumer Confidence Report ("CCR"). Mr. Page explained that, pursuant to such CCR regulations, the District is required to prepare and provide a copy of the District's CCR to all District customers by July 1, 2026. After discussion on the matter, it was moved by Director Barrington, seconded by Director McBride and unanimously carried, that Inframark be authorized and directed to prepare a draft of the District's CCR for the Board's approval.

ANNUAL REVIEW OF THE DISTRICT'S IDENTITY THEFT PREVENTION PROGRAM

The Board deferred consideration of the District's Identity Theft Prevention Program at this time.

NATIONAL PRIMARY DRINKING WATER REGULATION - PFAS

Mr. Page next reviewed with the Board the initial monitoring requirements of the Environmental Protection Agency's final National Primary Drinking Water Regulation ("NPDWR") for per and polyfluoroalkyl substances ("PFAS"). Mr. Page advised that the NPDWR establishes maximum contaminant levels ("MCLs") for six categories of the twenty-nine PFAS chemicals that may be found in public water systems, as well as an initial testing schedule for those categories that must be followed by certain districts. Mr. Page further advised that the applicability of the NPDWR to the District will depend, in part, on a review of the sources and disinfection treatments for the District's water supply. For example, districts which receive treated water from another water system through an interconnect for distribution without further treatment, except any treatment necessary to maintain water quality within the receiving district's distribution system, are not required to monitor that water under the NPDWR. Mr. Page noted that, for applicable districts, initial water supply monitoring is required to be completed by April 26, 2027. He stated that, depending on initial monitoring results, further monitoring will be established and a solution may be required to reduce PFAS levels for these six categories below the MCLs by April 26, 2029. Mr. Page then advised that the District is not subject to the NPDWR's requirements, as it receives water from Harris County Municipal Utility District No. 418 (the "Master District") and has no water production facility of its own, but that he believed the Board

would appreciate the information as it may impact the Master District's operating costs.

GARBAGE AND RECYCLING COLLECTION SERVICES

Ms. Nussa next reported as to garbage and recycling collection services within the District. In connection therewith, she advised that an additional truck has been added to the route within the District. It was noted that no action was required of the Board at this time.

ENGINEER'S REPORT

Ms. Demary next presented to and reviewed with the Board the Engineer's Report dated April 9, 2026, a copy of which is attached hereto as **Exhibit G**, including the pay estimates listed therein. Following discussion, it was moved by Director McBride, seconded by Director Barrington and unanimously carried, that the Engineer's Report and the action items listed therein be approved and accepted, as appropriate.

ANNUAL REVIEW OF CONNECTION CHARGES

Ms. Demary next reported on BGE's review of the connection charges for the purchase of capacity in the Master Facilities under the Master Facilities Contract among the District and Harris County Municipal Utility District Nos. 418, 419, 489, 490, 491, and 492. Ms. Demary advised the Board that, based on the update to connection charges, the District owes additional funds to the Master District for capacity in the Master Facilities. Following discussion, it was moved by Director Barrington, seconded by Director McBride and unanimously carried, that the connection charges be approved, as presented, and that the Resolution Regarding Review of Connection Charge Under Master Facilities Contract, attached hereto as **Exhibit H**, be approved and adopted by the Board and the District.

CAPITAL IMPROVEMENT PLAN

Ms. Demary advised the Board that she had nothing new to discuss with the Board in connection with the District's Capital Improvement Plan at this time.

UTILITY COMMITMENT LETTERS

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

APPROVE PREVAILING WAGE RATES FOR CONSTRUCTION PROJECTS

Mr. Page presented to the Board for review and approval a Resolution Adopting Prevailing Wage Rate Scale for Construction Projects, a copy of which is attached hereto as **Exhibit I**. He reviewed various provisions of the Resolution with the Board. After discussion and consideration of the survey and the proposed Resolution, Director Barrington moved that the Board adopt the Resolution with Exhibit "A" to same reflecting the wage rates for the Department of Labor for Harris County, and that the President and the Secretary be authorized to execute and attest same on behalf of the Board and the District. Director McBride seconded said motion, which unanimously carried.

WEBSITE UPDATES

Mr. Page next presented to and reviewed with the Board a Monthly Communications Report prepared by Touchstone District Services, LLC, website services provider for the District, a copy of which is attached hereto as **Exhibit J**. Mr. Page noted that the next Communications Report will be presented in March 2026.

BRIDGELAND WATER AGENCY ("AGENCY")

The Board next considered the status of matters related to the Agency. In connection therewith, Mr. Page reported that the Agency sponsored a barbeque and car show event, which took place on March 20 and 21. He further noted that the Agency has scheduled the 2026 hazardous waste event for October 24, 2026. Following discussion, it was noted that no action was required of the Board at this time in connection with Agency matters.

DEVELOPER'S REPORT

Ms. Baker presented to and reviewed with the Board the home inventory report through March 2026, as prepared by Bridgeland Development, LP, the District's Developer, a copy of which is attached hereto as **Exhibit K**. It was noted that no action was required by the Board in connection with such report.

MATTERS RELATIVE TO BRIDGELAND COUNCIL, INC. ("COUNCIL") AND/OR PARKLAND VILLAGE HOMEOWNERS' ASSOCIATION ("HOA")

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

RATIFY APPROVAL OF RENEWAL OF INSURANCE COVERAGES

Mr. Page addressed the Board concerning the renewal of the District's insurance coverages that expired on March 31, 2026. He advised the Board that the District's approved the renewal proposal from its current insurance broker, Arthur J. Gallagher & Co. ("Gallagher") between meetings. After discussion, Director Barrington moved that the prior approval of the proposal from Gallagher be ratified in all respects, including the authorization for the President to execute the accepted proposal on behalf of the Board and the District. Director McBride seconded the motion, which carried unanimously.

SUPPLEMENTAL AGENDA

The Board considered cancellation of the Directors Election called for May 2, 2026. Mr. Page advised that, in accordance with Subchapter C, Chapter 2 of the Texas Election Code, the District may cancel the Directors Election if each candidate whose name is to appear on the ballot and/or has registered as a write-in candidate is unopposed as of 5:00 p.m. on February 17, 2026. In such case, the Board may declare the unopposed candidates to be elected. In that regard, there was presented to the Board a certificate of the Secretary declaring all candidates unopposed. Mr.

Page then presented and reviewed the Order Declaring Candidates Elected, attached hereto as **Exhibit L**. After discussion, Director McBride moved that the Order be adopted by the Board declaring Arlene Harper-Veith and Melanie Folkert elected Directors of the District, each to serve a term of four years or until a successor is duly elected or appointed, that the President be authorized to execute and the Secretary to attest same on behalf of the Board and the District, and that the Directors Election called for May 2, 2026, be cancelled. Director Barrington seconded said motion, which unanimously carried.

ATTORNEY'S REPORT

The Board next considered the Attorney's Report. In connection therewith, Mr. Page reported that he had nothing further of a legal nature to discuss, that had not already been discussed.

SCHEDULE OF FUTURE BOARD MEETINGS

The Board next discussed the scheduling of future Board meetings, including whether to hold the Board's regular meeting on April 20, 2026. Following discussion, the Board concurred to meet next on May 18, 2026.

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 Barrington, seconded by Director McBride and unanimously carried, the meeting was adjourned.



Arlene Harper-Veith
Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 489

LIST OF ATTACHMENTS TO MINUTES

April 9, 2026

- Exhibit A –** Bookkeeper's Report
- Exhibit B –** Tax Assessor-Collector's Report
- Exhibit C –** Payment Services Agreement by and between the District and First Billing Services, LLC
- Exhibit D –** Resolution Regarding Developed District Status for 2026 Tax Year
- Exhibit E –** Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes
- Exhibit F –** Operations and Maintenance Report
- Exhibit G –** Engineer's Report
- Exhibit H –** Resolution Regarding Review of Connection Charge Under Master Facilities Contract
- Exhibit I –** Resolution Adopting Prevailing Wage Rate Scale for Construction Projects
- Exhibit J –** Monthly Communications Report
- Exhibit K –** Home Inventory Report as of March 2026
- Exhibit L –** Order Declaring Candidates Elected