

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 489

Minutes of Meeting of Board of Directors

July 15, 2024

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 July 15, 2024, 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, with the exception of Director Salazar, thus constituting a quorum.

Also present were Wendy Maddox of B&A Municipal Services, Inc. ("B&A"); Jordan Weyand of Municipal Accounts & Consulting, LP ("Municipal Accounts"); Mackenzie Osborne of Inframark, L.L.C. ("Inframark"); Kristen Turkal of BGE, Inc. ("BGE"); Barbara Nussa of Republic Services, Inc. ("Republic"); Bill Cook, President of the Board of Directors of Harris County Water Control and Improvement District No. 159; Sam Goodspeed, Secretary of the Board of Directors of Harris County Municipal Utility District No. 419 ("No. 419") and President of the Board of Trustees of the Bridgeland Water Agency (the "Agency"); Bryson Goodspeed and Paxton Goodspeed, sons of Mr. Goodspeed; and Mitchell G. Page and Peyton Ellis of Schwartz, Page & Harding, L.L.P. ("SPH"). Kelsey Thorne of The Howard Hughes Corporation on behalf of Bridgeland Development, LP ("Developer") entered the meeting after it was called to order, as noted herein.

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, and recognized Messrs. Cook and Goodspeed. Messrs. Cook and Goodspeed noted 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 June 17, 2024. Following review and discussion of the minutes presented, it was moved by Director Carroll, seconded by Director McBride and unanimously carried, that the minutes of the June 17, 2024, meeting be approved, as written.

BOOKKEEPER'S REPORT

Mr. Weyand presented to and reviewed with the Board the Bookkeeper's Report dated July 15, 2024, 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, and the disbursements listed therein be approved for payment, with the exception of the fees of office for today's meeting payable to Director Salazar, which were voided, and the addition of check no. 4094, payable to Republic for garbage and recycling collection services.

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 of June 2024, copies of which are attached hereto as **Exhibit B**. Following discussion, Director Carroll moved that the Tax Assessor-Collector's Report be approved, as presented, and the disbursements listed therein be authorized 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 none was received nor is due at this time from Perdue, Brandon, Fielder, Collins & Mott, L.L.P., delinquent tax attorneys for the District.

OPERATOR'S REPORT

Ms. Osborne presented to and reviewed with the Board an Operations and Maintenance Report for the month of June 2024, a copy of which is attached hereto as **Exhibit C**, and reported on the status of repairs and replacements made to the water and wastewater facilities, facility inspections, and the issuance of new residential and commercial taps. Ms. Osborne additionally presented and reviewed with the Board an EyeOnWater Leak Detection Report for the month of June 2024, a copy of which is included in the Operations and Maintenance Report.

Ms. Osborne next reported to the Board regarding the status of the District's facilities following Hurricane Beryl. In connection therewith, Ms. Osborne advised that the fencing surrounding the District's lift stations needs to be repaired. Mr. Page then inquired if the Board would be interested in utilizing brick fencing to complete such repairs. Following discussion, the Board indicated that it would be amenable to considering brick fencing as an alternative to wooden fencing for such repairs, and requested that BGE obtain cost estimates accordingly.

Following discussion, Director Carroll moved that the Operations and Maintenance Report and the action items listed therein be approved, and that Inframark be authorized to postpone delinquent notices and service disconnections for two (2) weeks. Director McBride seconded said motion, which unanimously carried.

Ms. Thorne entered the meeting at this time.

GARBAGE AND RECYCLING COLLECTION SERVICES

Ms. Nussa provided the Board with an update relative to garbage and recycling collections for the District. In connection therewith, Ms. Nussa advised the Board that there have been ongoing issues with contractor vehicles blocking the streets, causing service disruptions in several areas within the Bridgeland community. She advised that Constables have been contacted but that waiting on a deputy causes route delays and other issues. She then inquired as to whether the Board can take additional measures to further address the issue. Following discussion, the Board agreed that Republic should coordinate with the Constable to have a deputy accompany the collections truck on its next route to assist in immediately addressing parking issues during garbage and recycling collections.

The Board next discussed the upcoming hazardous waste collection and electronics recycling event to be held on October 26, 2024. In connection therewith, Mr. Page presented to and reviewed with the Board an Interlocal Agreement between the District, No. 419 and Harris County Municipal Utility District No. 490 for the joint administration of such event, a copy of which is attached hereto as **Exhibit D**. Following discussion, it was moved by Director Carroll, seconded by Director McBride and unanimously carried, that the Interlocal Agreement be approved, as presented.

STATUS OF REVIEW OF WATER CONSERVATION PLAN AND DROUGHT CONTINGENCY PLAN

The Board considered the status of the review of the District's Water Conservation Plan ("WCP") and Drought Contingency Plan ("DCP"). In connection therewith, Mr. Page advised the Board that the WCP and DCP are under review by the District's consultants.

ENGINEER'S REPORT

Ms. Turkal presented to and reviewed with the Board the Engineer's Report dated July 15, 2024, a copy of which is attached hereto as **Exhibit E**, including the pay estimates listed therein. Following discussion of the Engineer's Report, Director Carroll moved that all action items identified in the Engineer's Report be approved, as recommended by BGE, as presented. Director McBride seconded said motion, which unanimously carried.

PROPOSED UNLIMITED TAX BONDS, SERIES 2024 ("WS&D BONDS") AND UNLIMITED TAX PARK BONDS, SERIES 2024A ("PARK BONDS")

The Board considered the proposed issuance of the District's WS&D Bonds and Park Bonds. In connection therewith, Mr. Page advised the Board that the completed Bond Application Report No. 7 was filed with the Texas Commission on Environmental Quality on April 5, 2024, and was declared administratively complete on April 11, 2024. 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.

LAW ENFORCEMENT

The Board noted that it had nothing further to discuss in connection with law enforcement matters for the District at this time.

EMERGENCY COMMUNICATIONS

Mr. Page reported that only one (1) of the District's Flock safety cameras needed repairs following Hurricane Beryl, and noted that all other safety cameras are functioning properly.

WEBSITE UPDATES

Mr. Page presented to and reviewed with the Board the Communications Report dated June 17, 2024, prepared by Touchstone District Services, LLC, a copy of which is attached hereto as **Exhibit F**. Following discussion, it was noted that no action was required by the Board in connection with the Communications Report at this time.

BRIDGELAND WATER AGENCY

The Board discussed matters relative to the Agency. In connection therewith, Director Carroll reported that the Agency will be meeting tomorrow to consider the creation of a communications liaison role to assist with community-wide event coordination and communication services.

DEVELOPER'S REPORT

Ms. Thorne presented to and reviewed with the Board the home inventory report through June 2024, as prepared by the Developer, a copy of which is attached hereto as **Exhibit G**. 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 next considered the annual maintenance contribution to Council. In connection therewith, Mr. Page discussed with the Board a historical overview of the Recreational Facilities Maintenance Agreement between the District and Council, wherein the District, on an annual basis, provides a contribution to Council calculated based on the percentage of acreage Council owns and maintains within the District's boundaries. Mr. Page then presented the invoice received from Council for the fiscal year ended May 31, 2024, a copy of which is attached hereto as **Exhibit H**. After discussion, Director Carroll moved that the \$130,000 reimbursement to Council be approved. Director McBride seconded said motion, which unanimously carried.

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

The Board considered HOA matters for the District, and requested that SPH inquire as to the status of matters following Hurricane Beryl.

RECORDS RETENTION

Mr. Page presented to and reviewed with the Board a memorandum prepared by SPH, which is attached hereto as **Exhibit I**, regarding the legal requirements to electronically store District records and destroy the paper copies of such records. In that regard, Mr. Page recommended that the Board approve the Resolution Adopting Records Retention Schedules and Policies and Procedures for Electronic Storage of District Records attached hereto as **Exhibit J** (the "Records Resolution"). After discussion, Director Carroll moved to approve the Records Resolution, and authorize the Records Management Officer to execute the related certifications, and that same be submitted to the Texas State Library and Archives Commission for review and approval. Director McBride seconded the motion, which unanimously carried.

Mr. Page reported that the District's Records Retention Schedules adopted in connection with its Records Management Program require that records of the District be retained only for specific periods of time based on the type of record. As an example, he explained that notes taken during meetings and which are used to prepare the official minutes of Board meetings are to be retained for ninety days after approval of such minutes by the Board. Mr. Page next presented a request from the Records Management Officer for approval to destroy certain records (which will not be scanned in and stored electronically) in accordance with the District's Records Retention Schedules, a copy of which request is attached hereto as **Exhibit K** (the "Request"). After discussion, Director Carroll moved that SPH be authorized to destroy the records described in the Request. Director McBride seconded said motion, which carried unanimously.

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.

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




Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 489

LIST OF ATTACHMENTS TO MINUTES

July 15, 2024

- Exhibit A –** Bookkeeper's Report
- Exhibit B –** Tax Assessor-Collector's Report
- Exhibit C –** Operations and Maintenance Report
- Exhibit D –** Interlocal Agreement
- Exhibit E –** Engineer's Report
- Exhibit F –** Communications Report
- Exhibit G –** Home Inventory Report through June 2024
- Exhibit H –** Reimbursement Request by Bridgeland Council, Inc.
- Exhibit I –** Memorandum regarding Electronic Storage of District Records
- Exhibit J –** Resolution Adopting Records Retention Schedules and Policies and Procedures for Electronic Storage of District Records
- Exhibit K –** Records Destruction Request

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