

## **HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 489**

### **Minutes of Meeting of Board of Directors**

July 21, 2025

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 21, 2025, 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, thus constituting a quorum.

Also present were Wendy Maddox of B&A Municipal Services, Inc. ("B&A"); Trevor Smith of Municipal Accounts & Consulting, LP ("MA&C"); Mackenzie Johnson and Lindsey DeLong of Inframark, L.L.C. ("Inframark"); Will Gutowsky and Kristen Demary of BGE, Inc. ("BGE"); Barbara Nussa of Republic Services, Inc. ("Republic"); Avni Patel of Forvis Mazars, LLP ("Forvis Mazars"); Paulina Baker of Howard Hughes Holdings, Inc., on behalf of Bridgeland Development, LP (the "Developer"); Julie Peak of Masterson Advisors LLC ("Masterson"); Justin Waggoner of Touchstone District Services, LLC ("Touchstone"); Bill Cook, President of the Board of Directors of Harris County Water Control and Improvement District No. 159 ("WCID 159"); 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, and recognized Mr. Cook. Mr. Cook noted that he 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 May 19, 2025. Following discussion, Director Carroll moved that the minutes of the meeting held on May 19, 2025, be approved, as presented. Director Salazar seconded said motion, which unanimously carried.

## **BOOKKEEPER'S REPORT AND QUARTERLY INVESTMENT REPORT**

Mr. Smith presented to and reviewed with the Board the Bookkeeper's Report dated July 21, 2025, a copy of which is attached hereto as **Exhibit A**. He additionally presented the Quarterly Investment Inventory Report for the period ending May 31, 2025, a copy of which is included in the Bookkeeper's Report. Following discussion, it was moved by Director Carroll, seconded by Director Salazar 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.

## **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 May 31, 2025, and June 30, 2025, copies of which are attached hereto as **Exhibit B**. During review of the Delinquent Tax Roll for the month ending June 30, 2025, Ms. Maddox advised the Board that tax account no. 2394523 has requested a payment plan on the delinquent account balance of \$561.83. Following discussion, Director Carroll moved that (i) the Tax Assessor-Collector's Reports be approved, as presented, and the disbursements listed therein be approved for payment, and (ii) a payment plan be offered for account no. 2394523, as requested. Director Salazar seconded said motion, which unanimously carried.

## **DELINQUENT TAX COLLECTIONS REPORT**

The Board deferred consideration of a Delinquent Tax 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., delinquent tax attorneys for the District.

## **VETERAN'S MEMORIAL PARK**

The Board next discussed the status of the proposed construction of the Veteran's Memorial Park by Harris County Water Control and Improvement District No. 157 ("WCID 157"). Following such discussion, it was moved by Director Carroll, seconded by Director Salazar and unanimously carried, that the District commit to the contribution of \$75,000 towards the Veteran's Memorial Park project, with the addition of accrued interest for the timeframe beginning May 31, 2025, and concluding on the date of WCID 157's award of the contract for the Veteran's Memorial Park project.

## **OPERATOR'S REPORT**

Ms. DeLong next presented to and reviewed with the Board an Operations and Maintenance Report for the month of June 2025, a copy of which is attached hereto as **Exhibit C**.

Ms. DeLong next presented to and reviewed with the Board a proposal for the repair or

replacement of Lift Pump No. 1 at Lift Station No. 7, a copy of which is included in the Operations and Maintenance Report, and advised that Inframark is recommending the repair of Lift Pump No. 1 at this time.

Following discussion, it was moved by Director Carroll, seconded by Director Salazar and unanimously carried, that (i) the Operations and Maintenance Report for the month of June 2025, be approved, as presented, and (ii) Inframark be authorized to proceed with the repair of Lift Pump No. 1 at Lift Station No. 7 at an estimated cost of approximately \$13,796.00.

### **CRITICAL LOAD STATUS**

Mr. Page next advised that Section 13.1396 of the Texas Water Code, as amended, requires the District to update its information identifying the location and description of facilities that have qualified for critical load status and its information regarding emergency contacts (a) annually to each electric utility that provides transmission and distribution service to the District and each retail electric provider that sells power to the District, and (b) immediately upon any change in the information to the above entities, as well as to the office of emergency management of Harris County, the Public Utility Commission of Texas, and the division of emergency management of the governor. In that regard, Ms. DeLong presented to and reviewed with the Board correspondence confirming that Inframark submitted the required information to the appropriate regulatory entities, as required, on May 22, 2025, on behalf of the Board and the District. A copy of said correspondence is attached hereto as **Exhibit D**. It was noted that no further action was required by the Board in connection with this matter.

### **GARBAGE AND RECYCLING COLLECTION SERVICES**

Ms. Nussa advised the Board that she had nothing new to report in connection with the District's garbage and recycling collections at this time.

### **ENGINEER'S REPORT**

Ms. Demary presented to and reviewed with the Board the Engineer's Report dated July 21, 2025, a copy of which is attached hereto as **Exhibit E**, including the pay estimates and change orders listed therein.

Mr. Page then presented the following for the Board's acceptance: (i) Conveyance and Bill of Sale of Facilities – Bridgeland Parkland Village, Section 52 Landscape Improvements; (ii) Conveyance and Bill of Sale of Facilities – Bridgeland Parkland Village, Section 46 Landscape Improvements; (iii) Conveyance and Bill of Sale of Facilities – Bridgeland Parkland Village, Sections 43/51 Neighborhood Park Landscape Improvements; (iv) Conveyance and Bill of Sale of Facilities – Bridgeland Parkland Village, Section 54 Landscape Improvements; (v) Conveyance and Bill of Sale of Facilities – Bridgeland Mason Road Street Dedication, Section 6 - Water, Storm Drainage System, Street Paving, and Traffic Signal Modifications; (vi) Conveyance and Bill of Sale of Facilities – Bridgeland Parkland Village - Mason Road 6 Buffer - Landscape Improvements; and (vii) Conveyance and Bill of Sale of Facilities – Bridgeland Parkland Village,

Section 49 Park Landscape Improvements. Mr. Page additionally presented for the Board's approval (i) two (2) Abandonments and Reconveyances of Easements to serve Parkland Row Reserve, Section 2, (ii) a Partial Abandonment of Water Line Easement to serve Parkland Row Reserve, Section 2, (iii) two (2) Storm Sewer Easements to serve Parkland Row Reserve, Section 2, and (iv) two (2) Water Line Easements to serve Parkland Row Reserve, Section 2.

Mr. Page next advised the Board that, following last month's meeting cancellation, Director McBride took action on the Board's behalf to authorize and sign a letter of request to CenterPoint Energy, Inc. and DECO Contractors, Inc. for the removal of existing streetlight poles located at the intersection of Parkland Crossing Drive and Westgreen Boulevard, as the streetlight poles conflict with traffic signals to be installed at the location. A copy of such letter is attached hereto as **Exhibit F**. He requested that the Board ratify Director McBride's handling of same.

Following discussion, it was moved by Director Carroll, seconded by Director Salazar and unanimously carried, that (i) the Engineer's Report and the action items listed therein be approved and accepted, as appropriate, including the Conveyances and Easements discussed hereinabove, and (ii) the actions taken by Director McBride, on behalf of the Board and the District, with respect to the request for the removal of streetlight poles located at the intersection of Parkland Crossing Drive and Westgreen Boulevard, be authorized and ratified in all respects.

**STATUS OF PROPOSED UNLIMITED TAX BONDS, SERIES 2025 (THE "SERIES 2025 BONDS") AND UNLIMITED TAX PARK BONDS, SERIES 2025A (THE "SERIES 2025A PARK BONDS")**

The Board considered the status of the proposed issuance of the District's Series 2025 Bonds and Series 2025A Park Bonds. In connection therewith, Mr. Page reported to the Board that Bond Application Report No. 8 was filed with the Texas Commission on Environmental Quality ("TCEQ") for review on May 22, 2025, and declared administratively complete as of May 28, 2025. It was noted that TCEQ approval is expected at the end of the month, and no action was required by the Board in connection with this matter at this time.

**STATUS OF PROPOSED \$7,615,000 UNLIMITED TAX ROAD BONDS, SERIES 2025 (THE "SERIES 2025 ROAD BONDS")**

The Board next considered the status of the proposed issuance of the District's Series 2025 Road Bonds. In connection therewith, Ms. Demary presented to and reviewed with the Board a preliminary draft of the Summary of Costs for the proposed Series 2025 Road Bonds, a copy of which is attached hereto as **Exhibit G**. During such review, Ms. Demary advised the Board that the overall size of the issuance has decreased from the originally projected \$7,615,000, to \$5,595,000, due to a lack of eligible road projects available for funding at this time. Following discussion, it was moved by Director Barrington, seconded by Director Carroll and unanimously carried, that the preliminary Summary of Costs for the proposed Series 2025 Road Bonds be approved, as presented.

Mr. Page next advised the Board that it will need to engage an auditing firm to prepare the

agreed-upon procedures in connection with the District's disbursement of funds to the Developer out of the proceeds from the Series 2025 Road Bonds. In that regard, Ms. Patel presented to and reviewed with the Board an engagement letter prepared by Forvis Mazars for such services, a copy of which is attached hereto as **Exhibit H**. Following discussion, it was moved by Director Barrington, seconded by Director Carroll and unanimously carried, that (i) Forvis Mazars be engaged to prepare the agreed-upon procedures in connection with the Series 2025 Road Bonds, as discussed, (ii) the President be authorized to execute the engagement letter submitted by Forvis Mazars in connection therewith, on behalf of the Board and District, and (iii) SPH be authorized to acknowledge the Texas Ethics Commission ("TEC") Form 1295 submitted by Forvis Mazars in connection therewith, as required.

### **RATIFY ADOPTION OF RESOLUTION REQUESTING APPRAISAL OF DISTRICT PROPERTY AS OF JULY 1, 2025**

Mr. Page next advised the Board that, following last month's meeting cancellation and due to the pressing nature of the matter, Director McBride took action on the Board's behalf to approve and execute a Resolution Requesting Appraisal of District Property as of July 1, 2025, in connection with the Series 2025 Road Bonds in advance of today's Board meeting. A copy of such Resolution is attached hereto as **Exhibit I**. He then requested that the Board ratify Director McBride's handling of same. Following discussion, it was moved by Director Carroll, seconded by Director Salazar and unanimously carried, that the actions taken by Director McBride to approve and execute the Resolution Requesting Appraisal of District Property as of July 1, 2025, on behalf of the Board and the District, be approved and ratified in all respects.

### **UTILITY COMMITMENT LETTERS**

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

### **WEBSITE UPDATES**

Mr. Waggoner next presented to and reviewed with the Board the Quarterly Communications Report dated June 16, 2025, as prepared by Touchstone, a copy of which is attached hereto as **Exhibit J**. It was noted that no action was required of the Board in connection with the Quarterly Communications Report at this time.

### **BRIDGELAND WATER AGENCY ("AGENCY")**

The Board next considered the status of various matters relating to the Agency. In connection therewith, Director McBride expressed an interest in serving as the District's Second Alternate to the Board of Trustees for the Agency. Following discussion, it was moved by Director Carroll, seconded by Director Salazar and unanimously carried, that Director McBride be appointed to serve as the District's Second Alternate to the Board of Trustees for the Agency.

Mr. Waggoner next advised the Board that the Agency is in the process of considering the adoption of a mascot for the Agency, and presented to and reviewed a report detailing the Agency's

top three (3) choices for potential mascot options, a copy of which is attached hereto as **Exhibit K**. Following review and discussion, each of the Directors completed a survey regarding its preferred mascot option and submitted same to Touchstone for the Agency's consideration at the next Board of Trustees meeting.

#### **DEVELOPER'S REPORT**

Ms. Baker presented to and reviewed with the Board the home inventory reports through May 2025 and June 2025, as prepared by the Developer, copies of which are attached hereto as **Exhibit L**. 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.

#### **CONSIDER APPROVAL OF AGREEMENT WITH HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 419 ("NO. 419") REGARDING ADMINISTRATIVE FACILITY SITE**

The Board next considered the approval of a proposed Joint Financing and Ownership Agreement between the District and No. 419 (the "Joint Agreement") relative to the shared purchase of a 5.0-acre administrative facility site (the "Site"), a copy of which is attached hereto as **Exhibit M**. In connection therewith, Mr. Page advised the Board that the proposed Joint Agreement provides that No. 419 will convey to the District a fifty percent (50%) equitable interest in the Site in consideration of the District's reimbursement to No. 419 of fifty percent (50%) of the costs paid by No. 419 to acquire the Site. He further advised that such conveyance is conditioned upon the District's timely payment of fifty percent (50%) of its share of the Site cost on or before December 31, 2025, and the remaining fifty percent (50%) of its share of the Site cost on or before December 31, 2026. Following discussion, it was moved by Director Carroll, seconded by Director Salazar and unanimously carried, that the Joint Agreement be approved, and that the President be authorized to execute same on behalf of the Board and the District.

#### **AUTHORIZE COMPLETION, EXECUTION AND FILING WITH THE SECRETARY OF STATE OF A VOTING SYSTEM ANNUAL FILING FORM**

The Board considered authorizing the completion, execution and filing with the Secretary of State of a Voting System Annual Filing Form relative to District elections. Mr. Page advised that, pursuant to the Texas Election Code, each political subdivision in the State of Texas is required to complete and file said Form with the Secretary of State's office. After discussion, Director Carroll moved that SPH be authorized to complete and execute the Voting System Annual Filing Form and file same with the Secretary of State's Office on behalf of the Board and the District. Director Salazar seconded said motion, which carried unanimously.

## **RECORDS DESTRUCTION REQUEST**

Mr. Page advised the Board that the District's Records Retention Schedules adopted in connection with its Records Management Program require that certain 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 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. He next presented a request from the District's 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 the subject request is attached hereto as **Exhibit N** (the "Request"). After discussion on the matter, Director Carroll moved that SPH be authorized to destroy the records described in the Request. Director Salazar seconded said motion, which unanimously carried.

## **ATTORNEY'S REPORT**

The Board considered the attorney's report. In connection therewith, Mr. Page presented to and reviewed with the Board a Notice of First Reservation of Capacity by Master District, a copy of which is attached hereto as **Exhibit O**, and reported that Harris County Municipal Utility District No. 418 has made its first reservation of capacity in the Master Facilities sufficient to serve 151 connections. Following discussion, it was noted that no action was required by the Board in connection with this matter.

Mr. Page next presented to and reviewed with the Board the 89<sup>th</sup> Legislative Session Report prepared by SPH, a copy of which is attached hereto as **Exhibit P**. No action was required by the Board in connection with such Report.


## **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 21, 2025

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<b>Exhibit A –</b>	Bookkeeper's Report and Quarterly Investment Report
<b>Exhibit B –</b>	Tax Assessor-Collector's Report
<b>Exhibit C –</b>	Operations and Maintenance Report
<b>Exhibit D –</b>	Critical Load Status
<b>Exhibit E –</b>	Engineer's Report
<b>Exhibit F –</b>	Letter to CenterPoint Energy, Inc. and DECO Contractors, Inc. regarding Removal of Street Light Poles at Parkland Crossing Drive and Westgreen Boulevard
<b>Exhibit G –</b>	Summary of Costs
<b>Exhibit H –</b>	Engagement Letter (Forvis Mazars, LLP)
<b>Exhibit I –</b>	Resolution Requesting Appraisal of District Property as of July 1, 2025
<b>Exhibit J –</b>	Quarterly Communications Report
<b>Exhibit K –</b>	BWA Mascot Finalists
<b>Exhibit L –</b>	Home Inventory Reports through May 2025 and June 2025
<b>Exhibit M –</b>	Joint Financing and Ownership Agreement with Harris County Municipal Utility District No. 419
<b>Exhibit N –</b>	Records Destruction Request
<b>Exhibit O –</b>	Notice of First Reservation of Capacity by Master District
<b>Exhibit P –</b>	89 <sup>th</sup> Legislative Session Report