

## 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, July 21, 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:

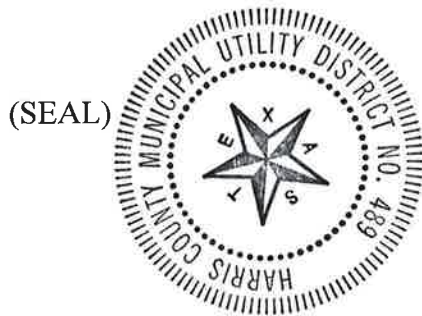
1. Public comments;
2. Review and approval of the minutes of the meeting of the Board of Directors held May 19, 2025;
3. Bookkeeper's report, including financial and investment reports and the payment of invoices presented;
4. Receive Tax Assessor-Collector report and approve payment of invoices presented 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. Veteran's Memorial Park by Harris County Water Control and Improvement District No. 157, and District cost participation towards same;
7. 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;
  - i) Discussion regarding facility landscape maintenance services; and


- j) Submission of updated contact information and/or descriptive information regarding District facilities that qualify for critical load status to the County Office of Emergency Management, Public Utility Commission, and the Division of Emergency Management of the Governor, relative to compliance with §13.1396, Texas Water Code;
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; and
    - (iii) Westgreen Boulevard at Parkland Crossing Traffic Signal – Deco Contractors, 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) Parkland Village, Section 57 Amenity and Neighborhood Park Landscape Improvements – Landscape Art, Inc.;
    - (ii) Parkland Village Section 61 Landscape Improvements – Shooter & Lindsey, Inc.; and
    - (iii) 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 Landscaping;
    - (ii) Conveyance of Facilities - Parkland Village, Section 52 Landscaping;
    - (iii) Conveyance of Facilities - Parkland Village, Section 46 Landscaping;
    - (iv) Conveyance of Facilities - Parkland Village Lift Station No. 8;
    - (v) Conveyance of Facilities - Starling Apartments BLMZ

- Landscaping;
  - (vi) Conveyance of Facilities – Mason Road at Lake Meridian Drive Traffic Signal;
  - (vii) Conveyance of Facilities - Parkland Village Sections 43/51 Neighborhood Park;
  - (viii) Conveyance of Facilities - Parkland Village Section 54 Landscaping;
  - (ix) Conveyance of Facilities - Mason Road Section 6, Water, Sanitary Sewer, Drainage & Paving;
  - (x) Conveyance of Facilities - Mason Road, Section 6 Buffer Landscape Improvements;
  - (xi) Conveyance of Facilities - Parkland Village Section 49 Park Landscape Improvements;
  - (xii) Conveyance of Facilities - Town Center South Traffic Signals; and
  - (xiii) Conveyance of Facilities - Bridgeland Westgreen Road Medians (Summer Camp to South Property Line);
  - g) Status of storm sewer and street acceptances by Harris County; and
  - h) General engineering matters, including:
    - (i) Status of installation of signalization at intersection of Tuckerton Road and Copper Breaks Crossing;
    - (ii) Design, bidding, and award of contract for construction of pathway along Mason Road between Tuckerton Road and Bridge Creek Terrace Drive; and
    - (iii) Ratify letter authorizing removal of existing street lights at intersection of Parkland Crossing Dr. and Westgreen Blvd.;
10. Status of Bond Application Report No. 8 submitted to the Texas Commission on Environmental Quality in connection with the District's proposed Series 2025 Water, Sewer and Drainage Bonds and Series 2025A Park Bonds;
  11. Status of the District's proposed \$7,615,000 Unlimited Tax Road Bonds, Series 2025 (the "Series 2025 Road Bonds"), including approval of summary of costs related to same and engagement of auditor to prepare agreed-upon procedures report relative to payment to the District's developer from the proceeds of the Series 2025 Road Bonds;
  12. Ratify adoption of Resolution Requesting Appraisal of District Property as of July 1, 2025;
  13. Issuance of utility commitment letters, status of pending commitment letters, and payment of tap fees;
  14. Discuss updates and revisions to the District website;

15. Matters related to the Bridgeland Water Agency (the "Agency") and directives to the District's Trustee and Alternate(s);
16. Developer's Report;
17. Matters relative to Bridgeland Council, Inc. and/or Parkland Village Homeowners' Association;
18. Consider approval of agreement with Harris County Municipal Utility District No. 419 regarding administrative facility site;
19. Authorize completion, execution and filing with the Secretary of State of Voting System Annual Filing Form relative to District elections;
20. Request from Records Management Officer to destroy certain records of the District;
21. Attorney's Report, including notice from Harris County Municipal Utility District No. 418 (the "Master District") regarding allocation of capacity in Master Facilities to the Master District;
22. Schedule of future Board meetings; and
23. 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.***