

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, January 19, 2026, 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 December 15, 2025;
3. Accept resignation of Director Carroll from the Board of Directors;
4. Reorganization of the Board of Directors and election of officers;
5. Approval of amended District Registration Form;
6. Discuss process for filling vacancies on the Board of Directors and candidates for filling such vacancies;
7. Bookkeeper's report, including financial and investment reports and the payment of invoices presented;
8. Receive Tax Assessor-Collector report and approve payment of invoices presented and moving of accounts to uncollectible roll;
9. Consider consent to assignment of Agreement for Services of Tax Assessor/Collector from B&A Municipal Tax Services, LLC to Assessments of the Southwest, Inc., and authorize acceptance of Texas Ethics Commission Form 1295 in connection therewith;
10. Grant exemptions from taxation for 2026, and the adoption of a Resolution in connection therewith;
11. 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;

12. Adoption of Resolution Authorizing an Additional Penalty of Delinquent Personal Property Taxes and authorize delinquent tax attorney to collect delinquent personal property taxes beginning April 1, 2026, including the filing of lawsuits, as necessary;
13. Authorize preparation and submission of District information to Texas Comptroller of Public Accounts as required by Section 403.0241, Texas Government Code, and Chapter 203, Texas Local Government Code, for inclusion in the Special Purpose District Public Information Database;
14. 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;
15. Status of Garbage and Recycling Collection services;
16. 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; and
 - (iii) Conveyance of Facilities – Starling Apartments BLMZ Landscape Improvements;
- 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;

17. Review and discuss Capital Improvement Plan and authorize action in connection therewith;

18. Issuance of utility commitment letters, status of pending commitment letters, and payment of tap fees;

19. Discuss updates and revisions to the District website;

20. Matters related to the Bridgeland Water Agency (the "Agency") and directives to the District's Trustee and Alternate(s);

21. Developer's Report;

22. Matters relative to Bridgeland Council, Inc. and/or Parkland Village Homeowners' Association;

23. Discussion of renewal of District insurance coverages and authorize solicitation of proposals for same;

24. Approval of Letter Agreement for participation in costs for TraceAir flyover as of January 1, 2026, with other Bridgeland water Districts;

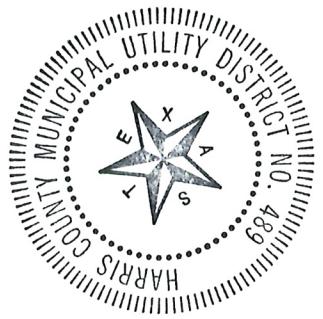
25. Review of Fifth Year Reports prepared by Arbitrage Compliance Specialists, Inc. for the District's (i) \$15,400,000 Unlimited Tax Bonds, Series 2020, and (ii) \$7,420,000 Unlimited Tax Road Bonds, Series 2020; authorize any action necessary in connection therewith;

[Supplemental Agenda regarding Director's Election]

26. Attorney's Report, including discussion of Memorandum from the West Harris County Regional Water Authority (the "Authority") regarding Notice of 2026 Appointment Process for Authority Directors and authorize any action necessary in connection therewith;
27. Schedule of future Board meetings, including policies regarding rescheduling of meetings falling on a federal holiday; and
28. 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.