

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 public 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, May 18, 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 special meeting of the Board of Directors held April 9, 2026;
3. Acceptance of Qualification Statements, Bonds, Oaths of Office, Affidavits of Current Director, and Elections Not to Disclose Certain Information for Directors Arlene Harper-Veith and Melanie Folkert;
4. Election of officers of Board of Directors;
5. Approval of District Registration Form relative to election of Directors;
6. Authorize preparation and maintenance of a local government officers list in connection with conflict of interest disclosure requirements;
7. Discuss changes to cybersecurity and artificial intelligence training requirements applicable to Directors of the District;
8. Consider approval of Contract Regarding the Financing, Construction, Operation and Maintenance of The Bridgeland Veterans Memorial Park by and among the District, Harris County Water Control and Improvement District No. 157, Harris County Water Control and Improvement District No. 159 and Harris County Municipal Utility District No. 419;
9. Discuss Interlocal Cooperation Contract with Harris County Municipal Utility District No. 419 relative to land acquired for administrative facilities site;
10. Bookkeeper's report, including financial and investment reports and the payment of invoices presented;
11. Adoption of operating budget for fiscal year ending May 31, 2027 (reference Exhibit A)

and Exhibit B attached hereto);

12. Consider review and approval of draft operating budgets for Fiscal Year ending May 31, 2027, prepared by Harris County Municipal Utility District No. 418 (the "Master District") pursuant to that certain Contract for Financing, Operation and Maintenance of Master Water and Sanitary Sewer Facilities (the "Master Facilities Contract") by and between the District and the Master District;
13. Engagement of auditor to audit the District's financial statements and prepare the District's audit report for fiscal year ending May 31, 2026;
14. Receive Tax Assessor-Collector report and approve payment of invoices presented and moving of accounts to uncollectible roll;
15. Approval of Unclaimed Property Report(s) as of March 1, 2026 and authorize bookkeeper and tax assessor-collector to file Report(s) with State Comptroller prior to July 1, 2026;
16. 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;
17. 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;
 - j) Status of filing of 2025 water loss audit with Texas Water Development Board;
 - k) Review and approval of the annual Consumer Confidence Report and authorize Operator to distribute same to District customers; and
 - l) Operator's annual report regarding status of the District's Identity Theft Prevention Program ("Program"), including discussion of Program compliance, staff training, effectiveness and suggested changes;
18. Status of Garbage and Recycling Collection services;
19. 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:
20. Review and discuss Capital Improvement Plan and authorize action in connection therewith;
 21. Issuance of utility commitment letters, status of pending commitment letters, and payment of tap fees;
 22. Discuss updates and revisions to the District website;
 23. Matters related to the Bridgeland Water Agency (the "Agency") and directives to the District's Trustee and Alternate(s);
 24. Developer's Report;
 25. Matters relative to Bridgeland Council, Inc. and/or Parkland Village Homeowners'

Association;

26. Review of Annual Arbitrage Maintenance Report prepared by Municipal Risk Management Group, LLC, and authorize engagement of Arbitrage Compliance Specialists, Inc. to prepare (i) an Interim Rebate Calculation for the District's \$4,200,000 Unlimited Tax Bonds, Series 2018, (ii) the 5th Year Arbitrage Rebate Calculation for the District's \$40,090,000 Unlimited Tax Bonds, Series 2021 and Unlimited Tax Park Bonds, Series 2021A, (iii) the 5th Year Arbitrage Rebate Calculation for the District's \$14,400,000 Unlimited Tax Road Bonds, Series 2022 (the "Series 2022 Road Bonds"), and (iv) a Yield Restriction/Yield Reduction Report for the Series 2022 Road Bonds; authorize acknowledgement of TEC Forms 1295 in connection therewith;
27. Attorney's Report; and
28. 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.

EXHIBIT A

Proposed Budget

Harris County MUD No. 489 - Fiscal Year Ending 05/2027

	Ten Month Actuals 06/25 - 03/26	Twelve Months Annualized FYE 05/2026	Approved 2026 Budget	Proposed 2027 Budget
Revenues				
14101 · Water -Customer Service Revenue	1,003,121	1,337,494	1,363,000	1,338,000
14102 · WHCRWA	1,516,052	2,021,403	1,993,000	2,026,000
14201 · Wastewater-Customer Service Fee	2,124,777	2,833,035	2,853,000	2,834,000
14301 · Maintenance Tax Collections	3,627,825	3,627,825	2,538,427	1,205,820
14501 · Tap Connections	235,824	235,824	0	100,000
14502 · Inspection Fees	22,020	29,360	46,000	10,000
14702 · Penalties & Interest	132,607	176,809	113,000	177,000
14801 · Interest Earned on Checking	2,668	3,445	6,200	3,400
14802 · Interest Earned on Temp. Invest	324,245	428,700	419,000	400,000
13104 · Prior Year Surplus Funds	0	0	0	1,264,824
Total Revenues	\$8,989,138	\$10,693,896	\$9,331,627	9,359,044
Expenditures				
16101 · Billing Service Fees - Water	71,171	85,405	111,000	90,000
16102 · Purchase Water / JWP	425,544	567,392	675,077	584,568
16103 · JWP General & Administrative Ex	21,597	28,796	24,731	27,769
16105 · Maintenance & Repairs - Water	327,662	463,575	697,000	550,000
16108 · Laboratory Expense - Water	30,956	41,275	39,000	45,000
16110 · Meter Replacement	14,126	18,835	8,000	50,000
16111 · Permit Expense - Water	8,555	8,555	9,000	9,000
16115 · WHCRWA Fee	1,493,271	1,991,028	1,978,480	1,995,522
16117 · TCEQ Regulatory Expense - Water	6,128	6,128	6,500	10,500
16120 · Smart Meter Subscription	26,623	44,916	36,000	45,000
16121 · AWIA Renewal	0	0	0	15,000
16201 · Billing Service Fees-Wastewater	91,245	109,494	105,000	115,000
16202 · Purchase Wastewater Service	711,085	948,113	827,686	825,334
16203 · STP General & Administrative Ex	21,557	28,743	24,336	24,166
16205 · Maint & Repairs - Wastewater	282,222	417,450	382,000	439,000
16207 · Chemicals - Wastewater	76,193	101,591	98,000	107,000
16209 · Mowing - Wastewater	0	0	5,000	0

Proposed Budget

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	Ten Month Actuals 06/25 - 03/26	Twelve Months Annualized FYE 05/2026	Approved 2026 Budget	Proposed 2027 Budget
16211 · Utilities - Lift Station	16,674	20,608	20,000	22,000
16217 · TCEQ Regulatory Exp-Wastewater	6,128	6,128	6,500	10,500
16301 · Garbage Expense	938,034	1,239,378	1,130,000	1,400,000
16501 · Tap Connection Expense	168,618	168,618	0	75,000
16502 · Inspection Expense	28,833	38,444	46,000	7,500
16602 · Landscape Maintenance	2,535	3,432	3,120	3,120
16603 · Maint. Contracts-Rec Facility	0	130,000	130,000	130,000
16604 · Utilities - Streetlights	83,776	110,767	90,000	117,000
16701 · Administrative Fees	24,902	34,886	0	37,000
16702 · Legal Fees	51,783	69,044	85,000	85,000
16704 · Auditing Fees	27,000	27,000	25,000	29,000
16705 · Engineering Fees	55,041	73,388	94,000	77,000
16706 · Engineering Fees - GIS System	0	0	8,200	0
16708 · SB2 Expense	2,250	3,000	3,000	3,000
16709 · SB 625 Expense	700	700	600	800
16711 · Election Expense	1,049	1,049	20,000	20,000
16712 · Bookkeeping Fees	64,712	86,283	85,000	85,000
16714 · Printing & Office Supplies	45,376	57,169	8,000	61,000
16715 · Filing Fees	194	259	400	300
16716 · Delivery Expense	424	565	100	600
16717 · Postage	468	624	500	700
16718 · Insurance & Surety Bond	35,183	35,183	29,500	37,000
16719 · AWBD Expense	750	750	1,500	750
16721 · Meeting Expense	3,071	4,607	5,000	5,000
16722 · Bank Service Charges	710	948	700	1,000
16723 · Travel Expense	1,402	1,869	2,700	2,000
16724 · District Website	2,746	3,661	5,400	4,000
16728 · Record Storage Fees	777	1,036	1,100	1,100
16729 · Arbitrage Expense	6,850	8,150	8,000	8,500
16731 · Bridgeland Water Agency	110,090	141,170	90,060	119,617

Proposed Budget

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	Ten Month Actuals 06/25 - 03/26	Twelve Months Annualized FYE 05/2026	Approved 2026 Budget	Proposed 2027 Budget
16738 · Sponsorship Expnese	0	0	0	2,000
16802 · BWA - Security Expense	701,597	883,817	766,822	860,198
17101 · Payroll Expenses	7,735	9,282	16,400	13,000
17102 · Payroll Administration	350	450	600	600
17103 · Payroll Tax Expense	592	710	1,300	900
17802 · Miscellaneous Expense	2,011	2,681	6,500	0
Total Expenditures	\$6,000,296	\$8,026,953	\$7,717,812	\$8,153,044
Capital Outlay				
17901 · Capital Outlay	72,595	72,595	440,000	306,000
17903 · CO - Land	900,000	900,000	900,000	900,000
17904 · CO - Park	0	100,000	100,000	0
Total Capital Outlay	\$972,595	\$1,072,595	\$1,440,000	\$1,206,000
Net Excess Revenues <Expenditures>	\$2,016,247	\$1,594,348	\$173,815	\$0

Maintenance Tax Collections - $\$2,030,000,000/100 * \$0.06 * 0.99$

Exhibit B
Taxpayer Impact Statement

	Current Budget Fiscal Year Ending** <i>05/2026</i>	Proposed Budget Fiscal Year Ending** <i>05/2027</i>	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$742.06	\$342.49	\$742.06

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.13 per \$100 of assessed value. Average homestead values are determined by the county appraisal district. All estimates above were prepared utilizing the average resident homestead value as of the time that the District's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

**Average tax bill estimates for the current and proposed budgets reflect those taxes necessary to fund the operation and maintenance tax revenues stated in the applicable budget.

***This column estimates the operations and maintenance taxes to be paid on the average homestead if the proposed budget generates the same amount of operations and maintenance tax revenues as the current budget.