

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

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

July 20, 2026

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 20, 2026, 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  
Madison Barrington, Vice President  
Arlene Harper-Veith, Secretary  
Melanie Folkert, Assistant Secretary  
Matthew Conner, Assistant Secretary

and all of said persons were present, with the exception of Director Conner, thus constituting a quorum. Director Conner entered the meeting after it was called to order, as noted herein.

Also present were Wendy Maddox of Assessments of the Southwest, Inc. ("ASW"); Charlie LaConti of Municipal Accounts & Consulting, LP ("MA&C"); Will Gutowsky and Kristen Demary of BGE, Inc. ("BGE"); Paulina Baker of Howard Hughes Holdings Inc., on behalf of Bridgeland Development, LP ("Developer"); Barbara Nussa of Republic Services, Inc. ("Republic"); 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. There being no such comments presented, the Board proceeded to the next item of business.

#### **APPROVAL OF MINUTES**

The Board considered the approval of the minutes of its meeting held on June 15, 2026. Following discussion, Director McBride moved that the minutes of the meeting held on June 15, 2026, be approved, as presented. Director Harper-Veith seconded said motion, which unanimously carried.

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

Mr. LaConti presented to and reviewed with the Board the Bookkeeper's Report dated July

20, 2026, a copy of which is attached hereto as **Exhibit A**. He additionally presented to and reviewed with the Board the Quarterly Investment Report for the period ending May 31, 2026, a copy of which is included in the Bookkeeper's Report. Following discussion, it was moved by Director McBride, seconded by Director Harper-Veith and unanimously carried, that (i) the Bookkeeper's Report be approved, as presented, and the disbursements listed therein be approved for payment, with the addition of check no. 4880, payable to Gexa Energy, 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.

Director Conner entered the meeting at this time.

#### **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 ending June 30, 2026, a copy of which is attached hereto as **Exhibit B**. Following discussion, it was moved by Director McBride, seconded by Director Harper-Veith and unanimously carried, that the Tax Assessor-Collector's Report be approved, as presented, and the disbursements listed therein be approved for payment.

#### **DELINQUENT TAX COLLECTIONS REPORT**

The Board deferred consideration of a Delinquent Tax Collections 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.

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

Ms. Nussa next provided the Board with a general update regarding the District's garbage and recycling collections. In connection therewith, Ms. Nussa reported that the QR code stickers to be affixed on resident trash carts have been received and are ready to be placed. Following discussion, it was noted that no action was required of the Board at this time.

#### **ENGINEER'S REPORT**

Ms. Demary presented to and reviewed with the Board the Engineer's Report dated July 20, 2026, a copy of which is attached hereto as **Exhibit C**, including the pay estimates and pay application listed therein. Following discussion, it was moved by Director McBride, seconded by Director Harper-Veith and unanimously carried, that the Engineer's Report and the action items listed therein, be approved and authorized, as applicable.

Ms. Demary next presented a request from a District customer to convert a parallel parking spot near the customer's home into an accessible space. After discussing the matter at length, the Board concurred to decline the customer's request.

## **CAPITAL IMPROVEMENT PLAN**

Ms. Demary advised the Board that she had nothing new to discuss with the Board in connection with the District's Capital Improvement Plan at this time.

## **BIOSWALE MANAGEMENT AGREEMENT**

Mr. Page next presented to and reviewed with the Board a proposal prepared by Exact Stormwater Management for the management and maintenance of the District's bioswale, a copy of which is included as **Exhibit D**. Mr. Page noted the estimated cost for such services in the amount of \$43,900.14 per year. Following discussion, it was moved by Director McBride, seconded by Director Harper-Veith and unanimously carried, that such proposal be approved.

Director McBride requested that BGE obtain a proposal for street cleaning services within the District, including the removal of debris following vehicle accidents, for the Board's consideration at next month's meeting.

## **WEBSITE UPDATES**

The Board deferred consideration of a Communications Report, as it was noted that no report was received from Touchstone District Services, LLC ("Touchstone"), website services provider for the District.

Lindsey DeLong of Inframark, LLC ("Inframark") entered the meeting at this time.

## **BRIDGELAND WATER AGENCY**

The Board next considered the status of matters related to the Agency. In connection therewith, Director McBride provided the Board with a brief update on Agency matters, including the status of the Agency's scheduling of the 2026 hazardous waste collection and electronics recycling event, which has been tentatively scheduled for October 24, 2026. Following discussion, it was noted that no action was required by the Board in connection with Agency matters at this time.

## **SITE PLAN FOR 5-ACRE ADMINISTRATIVE FACILITY SITE**

The Board noted that it had nothing new to discuss regarding the 5-acre administrative facility site.

## **DEVELOPER'S REPORT**

Ms. Baker presented to and reviewed with the Board the home inventory report through June 2026, as prepared by the Developer, a copy of which is attached hereto as **Exhibit E**. 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.

**ADOPTION OF A NEW POSTING LOCATION FOR NOTICE OF DISTRICT MEETINGS**

The Board next considered adopting a new location in the District for posting notices of meetings. In connection therewith, Mr. Page presented to and reviewed with the Board a Resolution Designating Location of In District Posting Notices of Meetings, a copy of which is attached hereto as **Exhibit F**, designating Lift Station No. 3, 18934 ½ Lake Somerville Crossing, Cypress, Texas 77433, as the District's location for posting notices of meetings. Following discussion, it was moved by Director McBride, seconded by Director Harper-Veith and unanimously carried, that Lift Station No. 3, 18934 ½ Lake Somerville Crossing, Cypress, Texas 77433, be designated as the new location for posting notices of meetings in the District, and that the Resolution Designating Location in District for Posting Notices of Meetings be approved in connection therewith.

**AUTHORIZE FILING OF LOCAL GOVERNMENT BOND, TAX, AND PROJECT DATABASE REPORT**

Mr. Page advised the Board that, pursuant to Chapter 403, Texas Government Code, as amended by H. B. 103 in the 89<sup>th</sup> Regular Legislative Session, every taxing unit that currently levies a tax, including the District, must annually submit a tax rate and bond authorization and issuance report to the Comptroller of Public Accounts (the "Comptroller") for inclusion in the Comptroller's Local Government, Bond, Tax, and Project Database. He noted that, pursuant to the rules adopted by the Comptroller, the annual report will include (i) bond elections held in May 2026, and (ii) bond issuances that utilized authority voted since May 2015. Following discussion, Director McBride moved that the District's consultants be authorized to prepare the report, and that SPH be authorized to submit same to the Comptroller on the District's behalf. Director Harper-Veith seconded the motion which carried unanimously.

**CYBERSECURITY TRAINING**

The Board considered the status of completion of cybersecurity training. Mr. Page reminded the Board that each Director must annually complete a certified cybersecurity awareness training program prior to August 31 of the given year, as required by Chapter 2063, Texas Government Code. It was noted that Directors McBride and Harper-Veith had completed same.

**RATIFY APPROVAL OF BUSINESS TRAVEL ACCIDENT INSURANCE**

The Board next considered ratifying its prior approval of a proposal prepared by Arthur J. Gallagher & Co. ("Gallagher"), the District's current insurance provider, for the addition of business travel accident coverage to the District's existing insurance coverages. Following

discussion, it was moved by Director McBride, seconded by Director Harper-Veith and unanimously carried, that the Board's prior approval of the proposal from Gallagher be approved and ratified in all respects.

### **ATTORNEY'S REPORT**

The Board next considered the Attorney's Report. In connection therewith, Mr. Page noted that he had no new items of a legal nature to discuss, which had not already been discussed.

### **OPERATOR'S REPORT**

Ms. DeLong presented to and reviewed with the Board the Operations and Maintenance Report for the month of June 2026, a copy of which is attached hereto as **Exhibit G**. In connection therewith, Ms. DeLong requested that the Board authorize Inframark to write off forty-three (43) accounts totaling \$10,639.81 as uncollectible.

Ms. DeLong next presented to and reviewed with the Board two (2) proposals for Level 2 inspection of eight (8) force main manholes located within the District. She reported that Inframark has quoted the cost at \$125.00 per manhole, totaling \$1,000.00, and that BLD Services has quoted the cost at \$750.00 per manhole, totaling \$6,000.00. Following discussion, the Board concurred to accept the proposal from Inframark.

Ms. DeLong next presented to and reviewed with the Board a proposal prepared by Inframark for the installation of two (2) automatic flushing devices on two (2) District fire hydrants, a copy of which is included in **Exhibit G**. Ms. DeLong noted the total cost for such work in the amount of \$6,782.18.

Ms. DeLong next reported that Inframark recently conducted a survey of the District's fire hydrants, and reviewed with the Board a Fire Hydrant Survey Summary (the "Summary") detailing the results of same. A copy of the Summary is included in **Exhibit G**. In connection therewith, Ms. DeLong advised the Board that six (6) hydrants out of the ninety-seven (97) total hydrants inspected were identified for repair. She then presented to the Board a quote for such repairs in the amount of \$1,200.00, a copy of which is included in **Exhibit G**.

Following discussion of the Operations and Maintenance Report, it was moved by Director McBride, seconded by Director Harper-Veith and unanimously carried, that the Operations and Maintenance Report and the action items listed therein, be approved and authorized, as appropriate, including (i) the write-off of forty-three uncollectible accounts in the total amount of \$10,639.81, (ii) the proposal prepared by Inframark for the Level 2 inspection of eight (8) force main manholes in the amount of \$1,000.00, (iii) the proposal for the installation of two (2) automatic flushing devices on two (2) District manholes in the amount of \$6,782.18, and (iv) the repair of the six (6) fire hydrants in the total amount of \$1,200.00.

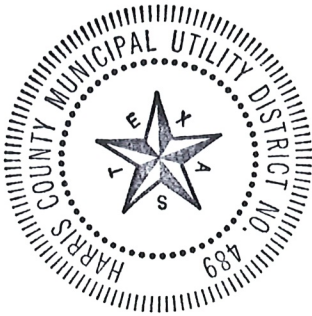
### **MATTERS FOR FUTURE AGENDAS**

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 McBride, seconded by Director Harper-Veith and unanimously carried, the meeting was adjourned.



Arlene Harper-Veith  
Secretary

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

**LIST OF ATTACHMENTS TO MINUTES**

June 15, 2026

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|--------------------|----------------------------------------------------------------------------|
| <b>Exhibit A –</b> | Bookkeeper's Report                                                        |
| <b>Exhibit B –</b> | Tax Assessor-Collector's Report                                            |
| <b>Exhibit C –</b> | Engineer's Report                                                          |
| <b>Exhibit D –</b> | Bioswale Management Proposal                                               |
| <b>Exhibit E –</b> | Home Inventory Report as of June 2026                                      |
| <b>Exhibit F –</b> | Resolution Designating Location of In District Posting Notices of Meetings |
| <b>Exhibit G –</b> | Operations and Maintenance Report                                          |