

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 489

Minutes of Meeting of Board of Directors

August 19, 2024

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 August 19, 2024, 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, with the exception of Director Harper-Veith, thus constituting a quorum.

Also present were Wendy Maddox of B&A Municipal Services, Inc. ("B&A"); Jordan Weyand of Municipal Accounts & Consulting, LP ("Municipal Accounts"); Mackenzie Osborne of Inframark, L.L.C. ("Inframark"); Kristen Turkal and Will Gutowsky of BGE, Inc. ("BGE"); Barbara Nussa of Republic Services, Inc. ("Republic"); Julie Peak of Masterson Advisors LLC ("Masterson"); Paulina Baker of The Howard Hughes Corporation on behalf of Bridgeland Development, LP ("Developer"); Bill Cook, President of the Board of Directors of Harris County Water Control and Improvement District No. 159; Nikko and Allison Torres, members of the public; and Mitchell G. Page and Peyton Ellis of Schwartz, Page & Harding, L.L.P. ("SPH"). Aurora Pisana, member of the public, and Sam Goodspeed, Secretary of the Board of Directors of Harris County Municipal Utility District No. 419 ("No. 419") and President of the Board of Trustees of the Bridgeland Water Agency (the "Agency"), entered the meeting after it was called to order, as noted herein.

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. and Mrs. Torres. Mr. and Mrs. Torres addressed the Board with concerns regarding the intersection of Tuckerton Road and Copper Breaks Crossing (the "Intersection"). In connection therewith, Mr. Torres advised the Board that he and his family were recently involved in a car accident that was caused by a driver running the stop sign at the Intersection. Copies of photographs depicting such car accident are attached hereto as **Exhibit A**. Mr. Torres suggested that the Intersection be evaluated to determine whether improvements can be made to improve traffic conditions at the Intersection.

Ms. Pisana entered the meeting at this time, and addressed the Board with similar concerns regarding traffic safety at the Intersection during school zone hours.

Mr. Goodspeed entered the meeting at this time, and gave an update on traffic conditions, as observed by Sergeant Duke of the Harris County Constable, Precinct 5, during this morning's school zone hours.

After discussing the matter at length, Director McBride advised that he would contact Commissioner Tom Ramsey to schedule a meeting for early next week to observe traffic conditions at the Intersection during peak school zone hours, and determine what can be done to address same. He noted that he would keep the Board apprised of any updates.

Mr. and Mrs. Torres and Ms. Pisana exited the meeting at this time.

APPROVAL OF MINUTES

The Board considered the approval of the minutes of its meeting held on July 15, 2024. Following review and discussion of the minutes presented, it was moved by Director Carroll, seconded by Director McBride and unanimously carried, that the minutes of the July 15, 2024, meeting be approved, as written.

BOOKKEEPER'S REPORT

Mr. Weyand presented to and reviewed with the Board the Bookkeeper's Report dated August 19, 2024, a copy of which is attached hereto as **Exhibit B**. Following discussion, it was moved by Director Carroll, seconded by Director McBride and unanimously carried, that the Bookkeeper's Report be approved, as presented, and the disbursements listed therein be approved for payment, with the exception of the fee of office for today's meeting payable to Director Harper-Veith, which were voided.

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 of July 2024, copies of which are attached hereto as **Exhibit C**. Following discussion, Director Carroll moved that the Tax Assessor-Collector's Report be approved, as presented, and the disbursements listed therein be approved for payment, with the addition of a second wire to the District's Debt Service Fund to reduce the amount of available funds in the District's Tax Account. Director McBride seconded said motion, which unanimously carried.

DELINQUENT TAX COLLECTIONS REPORT

The Board deferred consideration of a Delinquent Tax Report, as it was noted that none was received nor is due at this time from Perdue, Brandon, Fielder, Collins & Mott, L.L.P., delinquent tax attorneys for the District.

OPERATOR'S REPORT

Ms. Osborne presented to and reviewed with the Board an Operations and Maintenance Report for the month of July 2024, a copy of which is attached hereto as **Exhibit D**, and reported on the status of repairs and replacements made to the water and wastewater facilities, facility inspections, and the issuance of new residential and commercial taps. Ms. Osborne additionally presented and reviewed with the Board an EyeOnWater Leak Detection Report for the month of July 2024, a copy of which is included in the Operations and Maintenance Report.

Ms. Osborne next presented to and reviewed with the Board a proposal for commercial meter testing in the amount of \$6,300.00, a copy of which is included in the Operations and Maintenance Report.

Following discussion, Director Carroll moved that the Operations and Maintenance Report and the action items listed therein be approved, including: (i) the forwarding of one (1) delinquent account in the amount of \$149.73, to collections; and (ii) the proposal for commercial meter testing in the amount of \$6,300.00. Director McBride seconded said motion, which unanimously carried.

Ms. Osborne next advised the Board that, in an effort to better prepare the District for future major storm events, Inframark is recommending the purchase of portable generators to serve the District's lift stations in the event of power failure. Ms. Osborne noted that the existing equipment at the District's facilities will require certain improvements to ensure proper functionality of the portable generators once placed in service, including replacement of the current receptacles at the District's lift stations with universal receptacles. Following discussion, it was moved by Director Carroll, seconded by Director McBride and unanimously carried, that Inframark be authorized to proceed with the purchase and installation of universal receptacles at all of the District's lift stations, as discussed.

GARBAGE AND RECYCLING COLLECTION SERVICES

Ms. Nussa provided the Board with an update relative to garbage and recycling collections for the District. In connection therewith, Ms. Nussa advised the Board that Republic previously issued incorrectly colored recycling bins to numerous Bridgeland residents, causing service delays and missed collections. She further advised that Republic is working to address the issue by replacing all incorrectly colored recycling bins/lids in Bridgeland, but noted that such work will take time to complete. She then requested that the Board consider authorizing Republic to place recycling stickers on all District recycling bins in an effort to quickly resume normal recycling collections until Republic can complete the replacement of all recycling bin/lids, as necessary. Following discussion, it was moved by Director Carroll, seconded by Director McBride and unanimously carried, that Republic be authorized to place stickers on all District recycling bins, as discussed.

STATUS OF REVIEW OF WATER CONSERVATION PLAN AND DROUGHT CONTINGENCY PLAN

The Board considered the status of the review of the District's Water Conservation Plan ("WCP") and Drought Contingency Plan ("DCP"). In connection therewith, Mr. Page advised the

Board that the required five-year review of the District's DCP has been completed, but that the WCP is still under review by the District's consultants. He inquired whether the Board desired to defer consideration of the updated DCP until the review of the District's WCP has been completed. Following discussion, the Board concurred to defer consideration of the District's updated DCP at this time.

ENGINEER'S REPORT

Ms. Turkal presented to and reviewed with the Board the Engineer's Report dated August 19, 2024, a copy of which is attached hereto as **Exhibit E**, including the pay estimates listed therein. In connection therewith, Mr. Page presented for the Board's approval an Assignment of Storm Sewer Easement from No. 419 to the District to serve the Bridgeland Day Care Site. Mr. Page then presented for the Board's review and consideration, a Consent to Encroachment and Indemnity Agreement with Gleannloch Farms 18, LLC, for a proposed storage facility. He noted that planned paving facilities will encroach upon an existing District Storm Sewer Easement. Following discussion, it was moved by Director Carroll, seconded by Director McBride and unanimously carried, that the Engineer's Report and the action items listed therein be approved, including the Assignment of Storm Sewer Easement from No. 419 to the District, and the Consent to Encroachment and Indemnity Agreement with Gleannloch Farms 18, LLC, as discussed.

PROPOSED UNLIMITED TAX BONDS, SERIES 2024 ("WS&D BONDS") AND UNLIMITED TAX PARK BONDS, SERIES 2024A ("PARK BONDS")

The Board considered the proposed issuance of the District's WS&D Bonds and Park Bonds. In connection therewith, Mr. Page advised the Board that the completed Bond Application Report No. 7 was filed with the Texas Commission on Environmental Quality on April 5, 2024, and was declared administratively complete on April 11, 2024. It was noted that no action was required by the Board in connection with this matter at this time.

UTILITY COMMITMENT LETTERS

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

LAW ENFORCEMENT

The Board requested that the Flock camera located at the intersection of Tuckerton Road and Mason Road be relocated to the eastern right-of-way of Mason Road, south of Tuckerton Road. Mr. Page then reported that a Flock camera pole was damaged in a recent car accident and requires repair. Following discussion, it was moved by Director Carroll, seconded by Director McBride and unanimously carried, that the Flock camera located at the intersection of Tuckerton Road and Mason Road be relocated, as discussed, and that the damaged Flock camera pole be repaired, as necessary.

EMERGENCY COMMUNICATIONS

The Board noted that it had nothing new to discuss with respect to emergency matters at

this time.

WEBSITE UPDATES

The Board deferred consideration of a Communications Report from Touchstone District Services, LLC ("Touchstone"), the District's website services provider, at this time, as it was noted that none was received from Touchstone in advance of today's meeting.

BRIDGELAND WATER AGENCY

The Board discussed matters relative to the Agency. In connection therewith, Mr. Page reported that the Agency recently approved the procurement of twenty (20) patrol officers to devote 70% of their working time to providing law enforcement services to the Bridgeland community for the 2024-2025 contract renewal term. No action was required by the Board in connection with this matter at this time.

DEVELOPER'S REPORT

Ms. Baker presented to and reviewed with the Board the home inventory report through July 2024, as prepared by the Developer, a copy of which is attached hereto as **Exhibit F**. It was noted that no action was required by the Board in connection with such report.

MATTERS RELATIVE TO BRIDGELAND COUNCIL, INC. ("COUNCIL")

The Board noted that it had nothing new to discuss with respect to Council matters at this time.

MATTERS RELATIVE TO PARKLAND VILLAGE HOMEOWNERS' ASSOCIATION ("HOA")

The Board noted that it had nothing new to discuss with respect to HOA matters for the District at this time.

ATTORNEY'S REPORT

The Board considered the attorney's report. Mr. Page presented evidence of filing of a material event notice pursuant to SEC Rule 15c2-12, as prepared by McCall, Parkhurst & Horton, L.L.P., the District's continuing disclosure counsel, a copy of which is attached hereto as **Exhibit G**. He noted that such notice was required in connection with the merger of two municipal bond insurers, one of which has issued a policy or policies covering certain of the District's outstanding bonds.

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 Carroll and unanimously carried, the meeting was adjourned.



Carlene Harper
Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 489

LIST OF ATTACHMENTS TO MINUTES

August 19, 2024

- Exhibit A** – Photographs depicting Car Accident
- Exhibit B** – Bookkeeper's Report
- Exhibit C** – Tax Assessor-Collector's Report
- Exhibit D** – Operations and Maintenance Report
- Exhibit E** – Engineer's Report
- Exhibit F** – Home Inventory Report through July 2024
- Exhibit G** – Evidence of Filing of Material Event Notice

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