

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 489

Minutes of Meeting of Board of Directors

August 17, 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 August 17, 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 McBride, thus constituting a quorum.

Also present were Wendy Maddox of Assessments of the Southwest, Inc. ("ASW"); Trevor Smith of Municipal Accounts & Consulting, LP ("MA&C"); Will Gutowsky and Kristen Demary of BGE, Inc. ("BGE"); Brian Gates of Howard Hughes Holdings Inc., on behalf of Bridgeland Development, LP ("Developer"); Barbara Nussa of Republic Services, Inc. ("Republic"); Lindsey DeLong, Stephen Nelson and Greg Prudhomme of Inframark, LLC ("Inframark"); Bill Cook, President of the Board of Directors of Harris County Water Control and Improvement District No. 159 ("WCID 159"); and Mitchell G. Page and Peyton McKelvey of Schwartz, Page & Harding, L.L.P. ("SPH").

In the absence of the President, the Vice 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 July 20, 2026. Following discussion, Director Barrington moved that the minutes of the meeting held on July 20, 2026, be approved, as presented. Director Folkert seconded said motion, which unanimously carried.

BOOKKEEPER'S REPORT

Mr. Smith presented to and reviewed with the Board the Bookkeeper's Report dated August 17, 2026, a copy of which is attached hereto as **Exhibit A**. Following discussion, it was moved by Director Barrington, seconded by Director Harper-Veith and unanimously carried, that the Bookkeeper's Report be approved, as presented, and the disbursements listed therein be approved for payment.

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 July 31, 2026, a copy of which is attached hereto as **Exhibit B**. Following discussion, it was moved by Director Barrington, 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.

FINANCIAL ADVISOR'S 2026 TAX RATE RECOMMENDATION

The Board deferred its consideration of the Financial Advisor's recommendation concerning the District's 2026 tax rate after noting that the Harris Central Appraisal District had not yet released the District's certified values.

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.

OPERATOR'S REPORT

Ms. DeLong presented to and reviewed with the Board the Operations and Maintenance Report for the month of July 2026, a copy of which is attached hereto as **Exhibit C**.

Ms. DeLong next presented to and discussed with the Board the results of the 2026 CCTV review of the District's collection lines, a copy of which is included in the Operations and Maintenance Report. In connection therewith, Ms. DeLong presented to and reviewed with the Board a proposal prepared by Inframark for the removal of grease from the District's collection lines, a copy of which is included in the Operations and Maintenance Report. Ms. DeLong noted the total cost for grease removal from the main lines identified in the 2026 CCTV review in the amount of \$1,500.00, and the total cost for grease removal from the lateral lines identified in the 2026 CCTV review in the amount of \$45,325.00.

Ms. DeLong next presented to and reviewed with the Board a proposal prepared by Accurate Meter & Backflow, LLC, for commercial meter testing in the amount of \$7,175.00, a copy of which is included in the Operations and Maintenance Report.

Ms. DeLong next provided the Board with a quote for the placement of custom asset markers on all District valves and assets. In connection therewith, Ms. DeLong advised the Board of the total cost for standard design markers in the amount of \$3,500.00, and the total cost for the customizable design markers in the amount of \$5,000.00.

Following discussion of the Operations and Maintenance Report, it was moved by Director Barrington, 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 proposal for grease removal from the District's main and lateral collection lines in the total amount of \$46,825.00, (ii) the proposal for commercial meter testing in the amount of \$7,175.00, and (iii) the quote for the standard design custom asset markers in the total amount of \$3,500.00.

Ms. DeLong next addressed the Board regarding a proposed Bioaugmentation Pilot Study to be conducted at the District's Lift Station Nos. 1, 5 and 7 (the "Pilot Study"). In connection therewith, Ms. DeLong presented to and reviewed with the Board a handout detailing the proposed Pilot Study, a copy of which is attached hereto as **Exhibit D**. She advised that the objective of the Pilot Study is to evaluate whether a microbial bioaugmentation program provides measurable operational improvements of the District's current SuperAll chemical treatment program. She then provided the Board informational packets from two (2) different providers of microbial treatment services, copies of which are included in **Exhibit D**, and requested that the Board review such information for further consideration and discussion at next month's meeting. It was noted that no action was required by the Board in connection with the Pilot Study at this time.

Mr. Page then presented to and reviewed with the Board the email update which was recently distributed to the Board Presidents of the Participant Districts by Municipal District Services, LLC, operator for Harris County Municipal Utility District No. 418, regarding the status of the Master Facilities' operations. A copy of such email update is attached hereto as **Exhibit E**. Following discussion, it was noted that no action was required by the Board in connection with this matter.

Asha Poojari, member of the public, entered the meeting at this time.

GARBAGE AND RECYCLING COLLECTION SERVICES

Ms. Nussa next provided the Board with a general update regarding the District's garbage and recycling collections. Following discussion, it was noted that no action was required by the Board in connection with the District's garbage and recycling collections at this time.

ENGINEER'S REPORT

Ms. Demary presented to and reviewed with the Board the Engineer's Report dated August 17, 2026, a copy of which is attached hereto as **Exhibit F**, including the pay application listed therein. Following discussion, it was moved by Director Barrington, seconded by Director Folkert and unanimously carried, that the Engineer's Report and the action item listed therein, be approved and authorized, as applicable.

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.

WEBSITE UPDATES

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

BRIDGELAND WATER AGENCY

The Board next considered the status of matters related to the Agency. In connection therewith, Mr. Page 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 scheduled for October 24, 2026. Mr. Page then advised the Board that the Agreement for Law Enforcement Services between the Agency and Harris County for the 2026-2027 term is currently under review, and noted that such Agreement provides for the addition of two (2) more patrol deputies, resulting in a total of twenty-six (26) patrol deputies at the cost of \$2,464,280.00. Director Barrington expressed concerns regarding the Agency's addition of more patrol deputies, including whether or not the additional deputies are needed at this time. 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

Mr. Gates presented to and reviewed with the Board the home inventory report through July 2026, as prepared by the Developer, a copy of which is attached hereto as **Exhibit G**. It was noted that no action was required by the Board in connection with such report.

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, Barrington, Folkert and Harper-Veith had completed same.

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.

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



Alene Harper-Veith
Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 489
LIST OF ATTACHMENTS TO MINUTES

August 17, 2026

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|--------------------|---|
| Exhibit A – | Bookkeeper's Report |
| Exhibit B – | Tax Assessor-Collector's Report |
| Exhibit C – | Operations and Maintenance Report |
| Exhibit D – | Bioaugmentation Pilot Study Materials |
| Exhibit E – | Master Facilities Update |
| Exhibit F – | Engineer's Report |
| Exhibit G – | Home Inventory Report through July 2026 |