

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 489

NOTICE OF SPECIAL 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 special 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, February 23, 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 January 19, 2026;
3. Appointment of new Director to fill the vacancy on the Board of Directors, including the following matters:
 - a) Acceptance of Qualification Statement, Bond, Oath of Office, Affidavit of Current Director and Election Not to Disclose Certain Information;
 - b) Reorganization of the Board of Directors and election of officers;
 - c) Approval of amended District Registration Form relative to above;
 - d) Authorize preparation and maintenance of a local government officers list in connection with conflict of interest disclosure requirements;
 - e) Discuss training requirements memorandum for Directors pursuant to the Texas Open Meetings Act and the Texas Public Information Act, and the procedures for compliance with same; and
 - f) Discuss conflicts disclosure statement reporting requirements memorandum for Directors;
4. Bookkeeper's report, including financial and investment reports and the payment of invoices presented;
5. Receive Tax Assessor-Collector report and approve payment of invoices presented and moving of accounts to uncollectible roll;
6. Approval of Payment Services Agreement by and between the District and First Billing Services, LLC in connection with electronic payment program for tax payments, and authorize acceptance of Texas Ethics Commission Form 1295 in connection therewith; authorize termination of existing electronic payment program for tax payments and agreement(s) with vendors, including Certified Payments;

7. Adoption of Resolution Concerning Developed District Status for 2026 Tax Year;
8. 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;
9. 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;
10. Authorize operator to prepare a draft Consumer Confidence Report for review by Board of Directors;
11. Status of Garbage and Recycling Collection services;
12. 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;
13. Conduct annual review of Connection Charge calculations 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 by and between the District and the Master District, and adoption of a Resolution regarding same;
 14. Review and discuss Capital Improvement Plan and authorize action in connection therewith;
 15. Issuance of utility commitment letters, status of pending commitment letters, and payment of tap fees;
 16. Review of annual survey of wage rate scales and consider adoption of Resolution Adopting Prevailing Wage Rate Scale for Construction Projects;
 17. Discuss updates and revisions to the District website;
 18. Matters related to the Bridgeland Water Agency (the "Agency") and directives to the District's Trustee and Alternate(s);
 19. Developer's Report;
 20. Matters relative to Bridgeland Council, Inc. and/or Parkland Village Homeowners' Association;
 21. Review and approval of proposals relative to renewal of the District's general liability, umbrella liability, property, boiler and machinery, director and officer liability, and pollution liability insurance coverage for policies expiring March 31, 2026;
 22. Attorney's Report; and

23. Matters for possible placement on future agendas.

(SEAL)



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.