

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 489

Minutes of Meeting of Board of Directors

March 18, 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 March 18, 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"); Will Gutowsky and Kristen Turkal of BGE, Inc. ("BGE"); Danae Dehoyos of Touchstone District Services, LLC ("Touchstone"); Barry Hards of Texas Groundworks Management, Inc. ("TGM"); Bill Cook, resident of the District and President of the Board of Directors of Harris County Water Control and Improvement District No. 159 ("No. 159"); and Mitchell G. Page, Peyton Ellis and MyMy Pham of Schwartz, Page & Harding, L.L.P. ("SPH"). Julie Peak of Masterson Advisors LLC ("Masterson") 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 Messrs. Cook and Hard. Mr. Cook noted that he had no comments for the Board at this time.

Mr. Hard next introduced himself to the Board and provided a brief overview of the services offered by TGM.

Ms. Peak entered the meeting at this time.

APPROVAL OF MINUTES

The Board considered the approval of the minutes of its meetings held on February 19,

2024, and February 29, 2024. Following review and discussion of the minutes presented, it was moved by Director Carroll, seconded by Director Salazar and unanimously carried, that the minutes of the February 19, 2024, and February 29, 2024, meetings be approved, as written.

BOOKKEEPER'S REPORT AND QUARTERLY INVESTMENT REPORT

Mr. Weyand presented to and reviewed with the Board the Bookkeeper's Report dated March 18, 2024, a copy of which is attached hereto as **Exhibit A**. Following discussion, it was moved by Director Carroll, seconded by Director Barrington 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 wire transfer to Director Harper-Veith, which was voided.

UNCLAIMED PROPERTY

The Board next considered authorizing the District's consultants to research their records for unclaimed property and authorizing the District's Bookkeeper and Tax Assessor-Collector to prepare Unclaimed Property Reports as of March 1, 2024. Following discussion, Director Carroll moved that the District's consultants be authorized to research the District's records for unclaimed property and that the District's Bookkeeper and Tax Assessor-Collector be authorized to prepare Unclaimed Property Reports as of March 1, 2024. Director Barrington seconded said motion, which unanimously carried.

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 February 2024, a copy of which is attached hereto as **Exhibit B**. Following discussion, Director Carroll moved that the Tax Assessor-Collector's Report be approved, as presented, and the disbursements listed therein be authorized for payment. Director Salazar 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 due at this time from Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("Perdue Brandon"), 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 February 2024, a copy of which is attached hereto as **Exhibit C**. She then 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 next presented and discussed with the Board a proposal for the repair or replacement of Lift Pump No. 2 at Lift Station No. 5, a copy of which is included in the Operations and Maintenance Report, and noted that Inframark is recommending the replacement of said Lift

Pump No. 2 at this time.

Ms. Osborne next presented to and reviewed in detail with the Board an EyeOnWater Leak Detection Report for the month of February 2024, a copy of which is attached hereto as **Exhibit D**.

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 \$205.23, to collections; and (ii) the replacement of Lift Pump No. 2 at Lift Station No. 5 in the amount of \$17,756.00. Director Salazar seconded said motion, which unanimously carried.

Mr. Page next discussed with the Board the requirements of Title 30, Section 288.30 of the Texas Administrative Code for retail public water suppliers such as the District to review and, if appropriate, revise its Water Conservation Plan (the "WCP") and Drought Contingency Plan (the "DCP") every five years. He then requested that the Board consider authorizing Inframark and BGE to review the District's WCP and DCP for any required updates. Following discussion, Director Carroll moved that Inframark and BGE be authorized to review the District's WCP and DCP for any required updates. Director Salazar seconded the motion, which unanimously carried.

The Board next considered authorizing Inframark to prepare and complete a submission to electric utility providers regarding District facilities that qualify for critical load status. Following discussion, Director Carroll moved that Inframark be authorized to prepare and complete such filing on behalf of the Board and the District. Director Salazar seconded said motion, which unanimously carried.

AMENDMENT OF THE DISTRICT'S RATE ORDER

The Board next considered amending the District's Rate Order to provide for the adjustment of tap fees associated with Inframark's process for completing meter changeouts within the District from positive displacement water meters to AMR water meters. Mr. Page then presented to and reviewed the proposed adjustments with the Board, including: (i) an increase in the tap fee for 3/4" by 5/8" residential connections from \$1,500.37 to \$1,660.37, and (ii) an increase in the tap fee for 1" residential connections from \$2,000.75 to \$2,160.75. Following review and discussion, Director Carroll moved that the District's Rate Order be amended to incorporate the proposed adjustments, as discussed. Director Salazar seconded said motion, which unanimously carried. A copy of the District's Rate Order thus amended is attached hereto as **Exhibit E**.

GARBAGE AND RECYCLING COLLECTION SERVICES

The Board noted that it had nothing new to discuss in regards to garbage and recycling collections within the District.

ENGINEER'S REPORT

Ms. Turkal presented to and reviewed with the Board the Engineer's Report dated March

18, 2024, a copy of which is attached hereto as **Exhibit F**, including the pay estimates and change orders listed therein. In connection therewith, Ms. Turkal requested the Board's concurrence in the design and advertisement for bids for the construction of Westgreen Boulevard at Parkland Crossing Traffic Signal. Mr. Page then presented the following for the Board's acceptance: (i) Conveyance and Bill of Sale of Facilities to serve Parkland Village, Section 58 Landscape Improvements; (ii) Conveyance and Bill of Sale of Facilities to serve Parkland Village, Section 55 and Neighborhood Park Landscape Improvements; and (iii) Conveyance and Bill of Sale of Facilities to serve Parkland Village, Westgreen 6 Reserves Landscape Improvements. Following discussion of the Engineer's Report, Director Carroll moved that all action items identified in the Engineer's Report be approved, as recommended by BGE, as presented. Director Salazar seconded said motion, which unanimously carried.

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 BGE is in the process of completing Bond Application Report No. 7 for filing on a non-expedited basis with the Texas Commission on Environmental Quality by the end of this week. It was noted that no action was required by the Board in connection with this matter at this time.

Ms. Peak exited the meeting at this time.

UTILITY COMMITMENT LETTERS

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

LAW ENFORCEMENT

The Board considered law enforcement matters for the District, and noted that there were no items to discuss at this time.

EMERGENCY COMMUNICATIONS

Director Carroll informed the Board of Touchstone's ability to distribute mass notifications to the residents of the Bridgeland community through the Bridgeland Water Agency's messaging system. In connection therewith, Director Carroll inquired as to whether the Board would be amenable to testing such messaging system through the distribution of a mass notification regarding the District's new schedule for trash and recycling collections. Following discussion, the Board concurred that such messaging system should be tested, but that the subject of the test notification should not be the new collections schedule.

WEBSITE UPDATES

Ms. Dehoyos next presented to and reviewed with the Board the Communications Report dated March 18, 2024, a copy of which is attached hereto as **Exhibit G**. Following discussion, it

was noted that no action was required by the Board in connection with the Communications Report.

BRIDGELAND WATER AGENCY

The Board discussed matters relative to the Agency. In connection therewith, Director Salazar provided the Board with a general update regarding the Agency's participation in NatureFest, including the Agency's promotional efforts for increased resident participation in the EyeOnWater application, and other subjects related to such event. Director McBride voiced concerns regarding the Agency's recent approval of certain projects/expenses without the prior knowledge of the Agency's members. The Board discussed the matter at length. Director Carroll noted that the Agency is working to improve its process for approval of projects/expenses to provide its members enough time to consider and discuss such matters prior to Agency approval.

DEVELOPER'S REPORT

Mr. Page presented to and reviewed with the Board the home inventory report through February 2024, as prepared by Bridgeland Development, LP, a copy of which is attached hereto as **Exhibit H**. It was noted that no action was required by the Board in connection with such report.

MATTERS RELATIVE TO BRIDGELAND COUNCIL, INC.

The Board noted that it had nothing new to discuss in regards to Bridgeland Council, Inc. at this time.

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

The Board considered HOA matters for the District, and noted there were no items to discuss at this time.

MATTERS RELATED TO MAY 4, 2024 DIRECTORS ELECTION

The Board considered the approval of an increase in the fees to be paid to officials for the District's Directors Election to be held on May 4, 2024 (the "Election"). In connection therewith, Mr. Page reminded the Board that it previously set the rate of pay for the judges and clerks for the Election, including early voting clerks, at \$15.00 per hour, in accordance with the Texas Election Code. He then inquired as to whether the Board desired to increase said rate of pay. After discussion on the matter, Director McBride moved that the rate of pay for the judges for the Election be increased to \$22.00 per hour, and that the rate of pay for the clerks for the Election remain at \$15.00 per hour. Director Carroll seconded said motion, which unanimously carried.

ATTORNEY'S REPORT

The Board considered the attorney's report. Mr. Page advised that he had nothing further

of a legal nature to discuss with the Board at this time.

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 Carroll, seconded by Director McBride, and unanimously carried, the meeting was adjourned.




Secretary

LIST OF ATTACHMENTS TO MINUTES

- Exhibit A** – Bookkeeper's Report
- Exhibit B** – Tax Assessor-Collector's Report
- Exhibit C** – Operations and Maintenance Report
- Exhibit D** – EyeOnWater Leak Detection Report
- Exhibit E** – Amended Rate Order
- Exhibit F** – Engineer's Report
- Exhibit G** – Communications Report
- Exhibit H** – Home Inventory Report through February 2024