

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 490

Minutes of Meeting of Board of Directors

February 26, 2026

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 490 (the "District") met in regular session, open to the public, on February 26, 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:

C. Troy Anthony, President
Perry Miller, Vice-President
Stephanie M. Russ, Secretary
Lee Markiewicz, Assistant Secretary
Sarah Barrera, Assistant Secretary

and all said persons were present, with the exception of Director Russ, thus constituting a quorum.

Also present were Christopher Section of Municipal Accounts & Consulting L.P. ("Municipal Accounts"); Wendy Maddox and Uba Fatima of Assessments of the Southwest ("ASW"); Kristen Turkal of BGE, Inc. ("BGE"); Missy Steadman of Inframark, LLC ("Inframark"); Greg Lentz and Austin Ficken of Masterson Advisors, LLC ("Masterson"); Barbara Nussa of Republic Services, Inc. ("Republic"); Jenna Craig of Touchstone District Services ("Touchstone"); Jordan Watson and Paulina Baker of Howard Hughes Holdings on behalf of Bridgeland Development, LP (the "Developer"); Mike Scott of Si Environmental, LLC ("SiE"); Joseph M. Schwartz and Shelby Yllana 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 the Board.

PUBLIC COMMENTS

The Board noted no members of the public were present.

APPROVAL OF MINUTES

The Board next considered approval of the minutes of its meeting held on January 22, 2026. Following review, it was moved by Director Barrera, seconded by Director Miller, and unanimously carried that the minutes of the January 22, 2026 meeting be approved, as written.

BOOKKEEPER'S REPORT

Mr. Section presented and reviewed with the Board the Bookkeeper's Report dated February 26, 2026, a copy of which is attached hereto as **Exhibit A**. Following discussion, it was moved by Director Barrera, seconded by Director Miller, and unanimously carried, that the Bookkeeper's Report be approved, as presented, and the disbursements listed therein be approved

for payment, except check no. 3206, which was voided.

TAX ASSESSOR COLLECTOR'S REPORT

Ms. Maddox and Ms. Fatima presented to and reviewed with the Board the Tax Assessor Collector Monthly Report for the month ending January 31, 2026, a copy of which is attached hereto as **Exhibit B**. Following discussion, Director Miller moved that the Tax Assessor-Collector's Report be approved, as presented, and the disbursements listed therein be approved for payment. Director Barrera seconded said motion, which unanimously carried.

PAYMENT SERVICES

In connection with the District's transition from B&A Municipal Tax Services, LLC ("B&A") to ASW, Mr. Schwartz advised that the Board will need to enter into certain new agreements for electronic tax payment services to commence on April 1, 2026. Mr. Schwartz advised that a Payment Services Agreement with First Mobile Trust, LLC ("PSA"), a Merchant Processing Agreement with Global Payments ("MPA"), and Addendum to Merchant Processing Agreement ("MPA Addendum"), would need to be approved. Further, Mr. Schwartz advised that any existing electronic payment program for tax payments and related agreements with vendors will need to be terminated. After discussion, Director Barrera moved that (i) the PSA, MPA and MPA Addendum each be approved subject to SPH's final review, (ii) the President be authorized to execute same on behalf of the Board and the District, (iii) SPH acknowledge the accompanying Texas Ethics Commission Form 1295 for same, and (iv) any existing electronic payment program for tax payments and related agreements with vendors be terminated in accordance with the terms of such agreements, and ASW be authorized to provide notice of termination on behalf of the District. Director Miller seconded said motion, which unanimously carried.

RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

Mr. Schwartz outlined for the Board the various tax exemptions available for the District, including the exemptions provided for by Article VIII, Section 1-b of the Texas Constitution, and Sections 11.13, 11.184 and 11.142 of the Tax Code, as amended. He advised that under said provisions, the District may provide for the exemption of up to 20% (but not less than \$5,000, if granted) of the market value of residential homestead improvements for the year 2026, and the District may also exempt residential homesteads of persons who are under a disability for purposes of payment of disability insurance benefits under the Federal Old Age, Survivors and Disability Insurance Act, or its successor, or persons sixty-five years of age or older from ad valorem taxes levied by the District during the calendar year 2026, and, if any such exemptions are granted, they must be for not less than \$3,000 of the market value of such homesteads. After further discussion of the matter, Director Barrera moved that (i) the District grant the residential homestead exemption of 1%, but not less than \$5,000, from ad valorem taxes levied by the District during the calendar year 2026, (ii) the District grant an exemption for persons under a disability or sixty-five years of age or older in the amount of \$10,000 from ad valorem taxes levied by the District during the calendar year 2026, and (iii) the Resolution attached hereto as **Exhibit C** relative to same be approved and adopted by the Board and District. Director Miller seconded said motion, which carried unanimously.

DELINQUENT TAX COLLECTIONS REPORT

The Board noted a report has not been received from Perdue, Brandon, Fielder, Collins & Mott, L.L.P., delinquent tax attorneys for the District.

ADOPTION OF RESOLUTION CONCERNING DEVELOPED DISTRICT STATUS FOR 2026 TAX YEAR

Mr. Schwartz next advised the Board that the procedures involved in setting a tax rate each year applicable to a particular district will depend, in part, upon whether it is determined to be a "Developed District" under Texas Water Code Section 49.23602. Mr. Schwartz then reviewed with the Board a worksheet completed by BGE to assist the Board in making this determination, along with a Resolution Concerning Developed District Status for 2026 Tax Year, a copy of which is attached hereto as **Exhibit D**. He advised the Board that pursuant to said worksheet the District is a Developing District. Following discussion, upon motion made by Director Miller, seconded by Director Markiewicz and unanimously carried, the Board determined that the District shall be considered a Developing District for the 2026 Tax Year and adopted the attached Resolution.

OPERATION AND MAINTENANCE REPORT

Ms. Steadman presented to and reviewed with the Board an Operations and Maintenance Report for the month of January 2026 prepared by Inframark, a copy of which is attached hereto as **Exhibit E** and reported on the status of repairs and replacements made to the District's facilities.

Ms. Steadman advised that Phase 6 flushing is complete. She then discussed the transition of customer accounts for the District to SiE. She additionally noted that any remaining repairs to be completed pursuant to the recently completed valve survey will be overseen by SiE.

The Board then considered review of the District's Identity Theft Prevention Program (the "Program"). In connection therewith, Ms. Steadman presented Inframark's annual report and advised the Board regarding the District's experience with identity theft during the prior year, current identity theft prevention methods, the types of accounts maintained by the District and the District's business arrangements with other entities. Ms. Steadman recommended that no changes be made to the District's Program. The Board acknowledged same.

Ms. Steadman next advised that HydroClear Services LLC ("HydroClear") was engaged as a sludge hauler to service Lift Station No. 4. Mr. Schwartz reminded the Board that it reviewed the terms of the Sludge Management Agreement with HydroClear (the "HydroClear Agreement") and approved same at the last Board meeting, subject to SPH review of the final HydroClear Agreement. He advised that the final HydroClear Agreement is presented today for the Board's signature. He additionally noted that, per the Board's prior authorization, the Sludge Management Agreement with MagnaFlow International was terminated following the last Board meeting effective March 13, 2026. After discussion, Director Barrera moved that (i) the HydroClear Agreement be approved, as presented, and the President be authorized to execute same on behalf

of the Board and the District, and (ii) the accompanying TEC Form 1295 be approved, as presented. Director Miller seconded said motion, which unanimously carried.

PROFESSIONAL SERVICE AGREEMENT

The Board considered the engagement of an operator for the District. In connection therewith, Mr. Schwartz discussed with the Board the proposed terms for the Professional Services Agreement (the "Agreement") between the District and SiE which is attached hereto as **Exhibit F**, for operating services. Mr. Scott noted that all customers will be notified of the upcoming operator transition. Mr. Scott and Ms. Steadman then discussed the transition and determined April 13, 2026 would be an appropriate target date. Ms. Craig advised that a notification will be provided to the District residents through the District's website. After discussion on the matter, Director Markiewicz moved that (i) the Board engage SiE as the Operator for the District, (ii) the Agreement relative thereto be approved, subject to final review, (iii) the President be authorized to execute same on behalf of the Board and the District, and (iv) the accompanying TEC Form 1295 be acknowledged, as presented. Director Barrera seconded said motion, which unanimously carried. Director Barrera seconded said motion, which unanimously carried.

ENGINEER'S REPORT

Ms. Turkal presented and reviewed with the Board the Engineer's Report dated February 26, 2026, a copy of which is attached hereto as **Exhibit G**, including pay estimates and change orders listed therein. Ms. Turkal then requested the Board's concurrence in the award of contract for construction of Prairieland Village, Section 47 Landscape Amenity to Allgreen Associates. Ms. Turkal then requested the Board's concurrence in the design and advertisement for construction of Prairieland Village, Section 44 Landscape Amenity. Mr. Schwartz noted that acceptance of conveyances of facilities will be deferred. Ms. Turkal then advised that Harris County is initiating a traffic study at Basking Bend Drive. After discussion, Director Barrera moved that the Engineer's Report and the action items therein be approved, as presented. Director Miller seconded said motion, which unanimously carried.

A brief discussion ensued regarding continued water quality issues experienced by the District residents.

APPROVE PREVAILING WAGE RATES FOR CONSTRUCTION PROJECTS

Mr. Schwartz presented to the Board for review and approval a Resolution Adopting Prevailing Wage Rate Scale for Construction Projects, a copy of which is attached hereto as **Exhibit H**. Mr. Schwartz advised the Board that the District previously adopted the wage rates for Harris County and noted that BGE is recommending that the District adopt the Department of Labor's updated wage rates for Harris County effective January 1, 2026. After discussion, Director Miller moved that the Board adopt the Resolution with Exhibit "A" to same reflecting the wage rates for the Department of Labor for Harris County, and that the President and the Assistant Secretary be authorized to execute and attest same on behalf of the Board and the District. Director Barrera seconded said motion, which unanimously carried.

ANNUAL REVIEW OF CONNECTION CHARGES

Ms. Turkal next reported on BGE's review of the connection charges for the purchase of capacity in Master Facilities under the Master Facilities Contract among the District and Harris County Municipal Utility District Nos. 418, 419, 489, 491, 492 and 493. In connection therewith, she noted that BGE is recommending increases to the base water and sanitary sewer connection charges and the sanitary sewer zone charges, as reflected on the recommendation letter presented, a copy of which is attached hereto as **Exhibit I**. Mr. Schwartz then presented to the Board a Resolution Regarding Review of Connection Charge Under Master Facilities Contract, a copy of which is attached hereto as **Exhibit I**. After discussion, Director Barrera moved that said Resolution be approved. Director Miller seconded said motion, which unanimously carried.

AUTO-FLUSHER AGREEMENTS

The Board noted there were no Auto-Flusher Agreement(s) for consideration.

SUBMERGED STORM SEWER AGREEMENTS

The Board noted there were no submerged storm sewer agreements for consideration.

STREET LIGHT LETTER AGREEMENT

The Board noted there were no street light letter agreements for consideration.

WILDLIFE MANAGEMENT

Director Markiewicz noted that there was a report of an alligator at Chrysalis Lake. Ms. Baker advised that a wildlife specialist has been consulted for relocation efforts. A discussion then ensued regarding safety measures near the ponds.

RENEWAL OF INSURANCE COVERAGES

The Board next considered the renewal of the District's various insurance coverages expire on March 31, 2026. Mr. Schwartz noted that a proposal was also requested from Arthur J. Gallagher, but they declined to provide a quote. The Board then discussed the proposal received from the District's current insurance provider McDonald Wessendorf ("McDonald"), a copy of which is attached hereto as **Exhibit J**. After discussion, Director Barrera moved that the proposal from McDonald be accepted, and that the President be authorized to execute the accepted proposal on behalf of the Board and the District. Director Miller seconded the motion, which carried unanimously.

DEVELOPER'S REPORT

Ms. Baker presented the monthly inventory report through January 2026 prepared by the Developer, a copy of which is attached hereto as **Exhibit K**. Ms. Baker provided an update on commercial development in the community. She additionally reported on the continued communication between the Developer and CenterPoint Energy to energize Lift Station No. 4.

Ms. Baker then introduced Ms. Watson, a Public Relations Officer for the Developer. Ms. Watson addressed the Board regarding the recently announced Toro District, which will consist of

the Houston Texans practice facilities, commercial and mixed-use development. The Board addressed concerns regarding same with Ms. Watson, including sound barriers, traffic congestion, and security for residents that reside near the site. Ms. Watson thanked the Board for its feedback and noted that she would provide follow-up correspondence once she has additional information.

GARBAGE AND RECYCLING COLLECTION SERVICES

Ms. Nussa provided updates regarding collections for the District. She advised that the next document shred event is planned at First Baptist Church on March 28th, 2026, at 8:45am, and noted she will need volunteers to assist. Ms. Nussa then presented a customer call report for 2025, attached hereto as **Exhibit L**. Lastly, Ms. Nussa discussed the possibility of adding signage and/or notifications to the residents regarding parking.

WEBSITE ADMINISTRATION

Ms. Craig presented a Communications Report dated February 26, 2026, to the Board, a copy of which is attached hereto as **Exhibit M**. The Board took no action regarding the report.

BRIDGELAND WATER AGENCY (THE "AGENCY")

Mr. Schwartz noted there were no items to note regarding the Agency. Ms. Craig advised that messaging could be provided to the District residents regarding the upcoming operator transition, safety at the amenity ponds regarding wildlife, and reminders regarding hot water heater adjustments.

ATTORNEY'S REPORT

Mr. Schwartz noted there were no other legal matters to present that had not already been discussed. The Board deferred discussion regarding rescheduling the District's regular monthly meeting.

SUPPLEMENTAL AGENDA

The Board considered cancellation of the Directors Election called for May 2, 2026. Mr. Schwartz advised that, in accordance with Subchapter C, Chapter 2 of the Texas Election Code, the District may cancel the Directors Election if each candidate whose name is to appear on the ballot and/or has registered as a write-in candidate is unopposed as of 5:00 p.m. on February 17, 2026. In such case, the Board may declare the unopposed candidates to be elected. In that regard, there was presented to the Board a certificate of the Secretary declaring all candidates unopposed. Mr. Schwartz advised that candidate applications were received from incumbent directors Miller and Markiewicz, and district resident, Fiona Nguyen. He noted, however, that Director Anthony had stated that he would resign from the Board in May to allow Ms. Nguyen to be appointed to the Board. As such, Ms. Nguyen agreed to withdraw her application and assume Director Troy Anthony's remaining director term in May. Mr. Schwartz then presented and reviewed the Order Declaring Candidates Elected, attached hereto as **Exhibit N**. After discussion, Director Barrera moved that the Order be adopted by the Board declaring Perry Miller and Lee Markiewicz elected Directors of the District, each to serve a term of four years or until a successor is duly elected or appointed, that the President be authorized to execute and the Assistant Secretary to attest same on

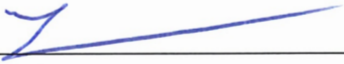
behalf of the Board and the District, and that the Directors Election called for May 2, 2026, be cancelled. Director Markiewicz seconded said motion, which unanimously carried.

FUTURE MEETING AGENDA

The Board considered items for future agendas and noted no additional items necessary at this time.

ADJOURNMENT

There being no further business to come before the Board, on motion made by Director Barrera, seconded by Director Miller and unanimously carried, the meeting was adjourned.



Secretary



HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 490

LIST OF ATTACHMENTS TO MINUTES

February 26, 2026

Exhibit A – Bookkeeper Report

Exhibit B - Tax Assessor-Collector's Report

Exhibit C - Resolution Concerning Exemptions from Taxation

Exhibit D - Resolution Concerning Developed District Status for 2026 Tax Year

Exhibit E – Operator Report

Exhibit F – Professional Services Agreement – Si Environmental

Exhibit G - Engineer's Report

Exhibit H - Resolution Adopting Prevailing Wage Rate Scale for Construction Projects

Exhibit I – Resolution Regarding Review of Connection Charge Under Master Facilities Contract;
Recommendation Letter

Exhibit J - Insurance Proposal from McDonald Wessendorf for 2026 - 2027 Term

Exhibit K – Inventory Report

Exhibit L - BWA Missed Calls and Republic Services Collection Protocol

Exhibit M – Communications Report

Exhibit N - Order Declaring Candidates Elected