

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 490

Minutes of Meeting of Board of Directors

March 27, 2025

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 March 27, 2025, 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 of said persons were present, with the exception of Directors Barrera and Russ, thus constituting a quorum.

Also present were Christopher Section of Municipal Accounts & Consulting L.P. ("Municipal Accounts"); Will Gutowsky and Kristen Turkal of BGE, Inc. ("BGE"); Mackenzie Johnson of Inframark, LLC ("Inframark"); Wendy Maddox of B&A Municipal Services, Inc. ("B&A"); Julie Peak of Masterson Advisors, LLC ("Masterson"); Barbara Nussa of Republic Services, Inc. ("Republic"); Kelsey Thorne and Paulina Baker of Howard Hughes Corporation, on behalf of Bridgeland Development, LP ("Developer"); and 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 considered public comments and noted that no members of the public were present.

APPROVAL OF MINUTES

The Board considered the approval of the minutes of its meeting held on February 27, 2025. Following review, it was moved by Director Miller, seconded by Director Markiewicz and unanimously carried, that the minutes of the February 27, 2025, meeting be approved, as written.

BOOKKEEPER'S REPORT

Mr. Section presented and reviewed with the Board the Bookkeeper's Report dated March 27, 2025, a copy of which is attached hereto as **Exhibit A**. Following discussion, it was moved by

Director Miller, seconded by Director Markiewicz, and unanimously carried that the Bookkeeper's Report be approved as presented, and the disbursements listed therein be authorized for payment, except check nos. 2901 and 2902, which were voided. Mr. Schwartz noted that surplus funds earmarked for the current and future bond issues should be reflected in the Bookkeeper's Report. Mr. Section acknowledged same.

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 2025, copies of which are attached hereto as **Exhibit B**. Following discussion, Director Markiewicz moved that the Tax Assessor-Collector's Report be approved, as presented, and the disbursements listed therein be approved for payment. Director Miller seconded said motion, which unanimously carried.

UNCLAIMED PROPERTY

The Board considered authorizing the preparation of Unclaimed Property Reports as of March 1, 2025. After discussion on the matter, Director Miller moved that the District's consultants be authorized to research the District's accounts to determine whether the District has unclaimed property and the District's Bookkeeper and/or Tax Assessor-Collector be authorized to prepare such report for the Board's approval. Director Markiewicz seconded said motion, which unanimously carried.

DELINQUENT TAX COLLECTIONS REPORT

The Board noted that there were no delinquent tax collections report provided nor due at this time from Perdue, Brandon, Fielder, Collins & Mott, L.L.P., delinquent tax attorneys for the District.

OPERATOR REPORT

Ms. Johnson presented to and reviewed with the Board an Operations and Maintenance Report for the month of February 2025, a copy of which is attached hereto as **Exhibit C**. The Board then discussed the completion of a valve survey and the rental of generators. After discussion, the Board concurred to defer action on approval of the valve survey and generator rental at this time.

ENGINEER'S REPORT

Ms. Turkal presented and reviewed with the Board the Engineer's Report dated March 27, 2025, a copy of which is attached hereto as **Exhibit D**, including the pay estimates and change orders listed therein. Mr. Schwartz then presented to the Board Conveyances and Bills of Sale of Facilities, as listed in the Engineer's Report. He additionally presented two Submerged Storm Sewer Maintenance Agreements to serve Pollinator Drive, Section 3, and Prairieland Village, Section 44. Following discussion of the Engineer's Report, Director Miller moved that all action items identified in the Engineer's Report be approved, as recommended by BGE, including acceptance of the Conveyances and approval of the Submerged Storm Sewer Maintenance

Agreements. Director Markiewicz seconded said motion, which unanimously carried.

PROPOSED UNLIMITED TAX BONDS, SERIES 2025 (THE "BONDS")

The Board next considered the proposed issuance of the District's Bonds. In that regard, Mr. Schwartz advised that the District's consultants are preparing the bond application report to be filed by May 1, 2025 with the Texas Commission on Environmental Quality. He noted a potential bond sale date for the September 2025 Board meeting. The Board took no action regarding this item.

SUBMERGED STORM SEWER AGREEMENTS

The Board noted the submerged storm sewer agreements were considered and approved under the Engineer's Report.

STREET LIGHT LETTER AGREEMENT

The Board noted that there were no street light letter agreements received for approval at this time.

WILDLIFE MANAGEMENT

The Board deferred consideration of wildlife management matters, noting there were items of note at this time.

DEVELOPER'S REPORT

Ms. Baker presented to and reviewed with the Board the home inventory report through February 2025, as prepared by the Developer, a copy of which is attached hereto as **Exhibit E**. The Board took no action regarding same.

STATUS OF ANNEXATION OF LAND INTO THE DISTRICT BOUNDARIES

Mr. Schwartz reminded the Board of the proposed annexation of 159.20 acres into the District and noted that SPH filed the consent application package with the City of Houston on November 18, 2024, and the consent package was on the March 26, 2025 City Council agenda for consideration. Mr. Schwartz noted if a City Ordinance is adopted, action items to complete the annexation process will be added to the April 2025 meeting agenda. The Board took no action regarding this item.

GARBAGE AND RECYCLING COLLECTION SERVICES

Ms. Nussa noted there were no service issues to report, and reminded the Board about the May 17, 2025 Document Shred Event in the community. The Board took no action regarding this item.

WEBSITE ADMINISTRATION

The Board noted that it had nothing new to discuss with respect to the District's website administration at this time.

VETERAN'S MEMORIAL PARK

The Board deferred consideration of the Veteran's Memorial Park and financial contribution for same pending additional information from the Bridgeland Supports Veterans, Inc. group regarding site location and contribution details.

BRIDGELAND WATER AGENCY (THE "AGENCY")

The Board considered matters relative to the Agency. Mr. Schwartz advised the Board of upcoming planned events, including a Document Shred Event in May, a Pool Safety Event in late Spring, and a Hazardous E-Waste Event in October. Mr. Schwartz additionally noted that the Agency is working on the assumption of the Flock camera contracts for all utility districts. The Board took no action regarding this item.

ATTORNEY'S REPORT

Mr. Schwartz noted that he had no legal matters to report at this time.

MISCELLANEOUS

Ms. Thorne next discussed with the Board the three previously presented options for the proposed shade structure at Papillon Park, and provided the Board with copies of the various shade options, copies of which are attached hereto as **Exhibit F**. She noted the proposed costs of the shade coverings plus patching work of damaged turf were higher than previously contemplated by the Board. The Board then discussed financing options for the project and timeline of delivery. After discussion, Director Miller moved that Directors Markiewicz and Barrera be delegated authority to discuss the project with Ms. Thorne and Ms. Turkal before the next Board meeting and provide the necessary approval to start the bidding process. Director Markiewicz seconded said motion, which unanimously carried.

CLOSED SESSION

The President noted that the Board would not need to enter Closed Session.

FUTURE MEETING AGENDA

The Board noted it had no items for consideration on future agendas.

ADJOURNMENT

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



Hsst. Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 490

LIST OF ATTACHMENTS TO MINUTES

March 27, 2025

Exhibit A - Bookkeeper's Report

Exhibit B - Tax Assessor Collector Report

Exhibit C – Operator's Report

Exhibit D – Engineer Report

Exhibit E – Inventory Report

Exhibit F – Shade Structure Options