

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 490

Minutes of Meeting of Board of Directors

June 26, 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 June 26, 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 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"); Barbara Nussa of Republic Services, Inc. ("Republic"); Kristen Turkal and Ethan Condiff of BGE, Inc. ("BGE"); Mackenzie Johnson and Lindsey DeLong of Inframark, LLC ("Inframark"); Wendy Maddox of B&A Municipal Services, Inc. ("B&A"); Paulina Baker of Howard Hughes Corporation, on behalf of Bridgeland Development, LP ("Developer"); Spencer Day of Masterson Advisors, LLC ("Masterson"); Brian Krueger of Forvis Mazars, LLP ("Forvis Mazars"); and Joseph M. Schwartz, Shelby Yllana, and Kathryn Lyons of Schwartz, Page & Harding, L.L.P. ("SPH"). Amber Morales and Ivan Orosco of STC Cabling Construction LLC ("STC"), both entered the meeting after it was called to order.

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 deferred consideration of comments from the public, as no comments were offered.

APPROVAL OF MINUTES

The Board considered the approval of the minutes of its meeting held on May 22, 2025. Following review, it was moved by Director Barrera, seconded by Director Miller, and unanimously carried, that the minutes of the May 22, 2025, meeting be approved, as written.

BOOKKEEPER'S REPORT

Mr. Section presented to and reviewed with the Board the Bookkeeper's Report dated June 26, 2025, a copy of which is attached hereto as **Exhibit A**. After discussion, Director Markiewicz moved that the Bookkeeper's Report be approved as presented, and the disbursements listed therein be authorized for payment, except check no. 2984, which was voided. Director Barrera seconded the motion, which carried unanimously.

Mr. Schwartz noted that in light of recent issue relative to wire fraud in the industry, SPH and Municipal Accounts are investigating participation in a CDRS program. He noted more information would be provided at the appropriate time.

ENGAGEMENT OF AUDITOR

The Board next considered the engagement of an auditing firm to conduct an audit of the District's financial statements for the fiscal year ended May 31, 2025. In that regard, Mr. Krueger made a presentation to the Board on behalf of Forvis Mazars and advised that the cost to conduct such audit is approximately \$18,900, plus an administrative fee in the amount of \$1,100. After discussion on the matter, Director Markiewicz moved that (i) Forvis Mazars be engaged to prepare the District's audit report for the fiscal year ending May 31, 2025, in accordance with the terms of the engagement letter attached hereto as **Exhibit B**, and (ii) the Texas Ethics Commission ("TEC") Form 1295 submitted by Forvis Mazars in connection therewith, be accepted and acknowledged by the District. Director Barrera seconded said motion, which was unanimously carried.

TAX ASSESSOR COLLECTOR'S REPORT

Ms. Maddox presented to and reviewed with the Board the Tax Assessor Collector Monthly Report for the month ending May 31, 2025, a copy of which is attached hereto as **Exhibit C**. Following discussion, Director Barrera 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.

DELINQUENT TAX COLLECTIONS REPORT

The Board deferred consideration of a Delinquent Tax Report, as it was noted that none was received nor due at this time from Perdue, Brandon, Fielder, Collins & Mott, L.L.P., delinquent tax attorneys for the District.

OPERATOR'S REPORT

Ms. Johnson presented to and reviewed with the Board an Operations and Maintenance Report for the month of May 2025 prepared by Inframark, a copy of which is attached hereto as **Exhibit D** and reported on the status of repairs and replacements made to the District's facilities.

Ms. Johnson noted that the Fleetzoom monitor installation at the Dog Park is projected to be completed on June 30, 2025. Ms. Johnson next noted that repairs for the water and sewer line

maintenance items have been back charged to the builders. Following discussion, it was moved by Director Miller, seconded by Director Markiewicz, and unanimously carried, that the Operations and Maintenance Report be approved, as presented.

Amber Morales and Ivan Orosco, entered the Board of Director's meeting during the discussion.

CRITICAL LOAD STATUS

Mr. Schwartz next advised that Section 13.1396 of the Texas Water Code, as amended, requires the District to update its information identifying the location and description of facilities that have qualified for critical load status and its information regarding emergency contacts (a) annually to each electric utility that provides transmission and distribution service to the District and each retail electric provider that sells power to the District, and (b) immediately upon any change in the information to the above entities, as well as to the office of emergency management of Harris County, the Public Utility Commission of Texas, and the division of emergency management of the governor. In that regard, Ms. Johnson presented to and reviewed with the Board correspondence confirming that Inframark submitted the required information to the appropriate regulatory entities, as required, on May 22, 2025, on behalf of the Board and the District. A copy of said correspondence is attached hereto as **Exhibit E**. It was noted that no further action was required by the Board in connection with this matter.

ENGINEER'S REPORT

Ms. Turkal presented and reviewed with the Board the Engineer's Report dated June 26, 2025, a copy of which is attached hereto as **Exhibit F**, including pay estimates and change orders listed therein. Ms. Turkal then requested the Board's concurrence in the award of contracts for construction of Prairieland Village, Section 37 Park Landscape Improvements to DL Meacham, in the amount of \$1,086,138.59 and for construction of Prairieland Village, Section 44 water, sewage, drainage and paving to Unitas Construction, Inc. in the amount of \$4,172,007. Mr. Schwartz then presented and reviewed the following for the Board's acceptance: (i) Offsite Easements to serve Pollinator Drive, Section 3; and (ii) Offsite Easements to serve Pollinator Drive, Section 4. Following discussion, it was moved by Director Barrera, seconded by Director Markiewicz, and unanimously carried, that the Engineer's Report and the action items listed therein be approved, including acceptance of the Easements hereinabove discussed.

The Board then acknowledged Ms. Morales and Mr. Orosco of STC. Ms. Morales addressed the Board regarding a delinquent notice received from Inframark in connection with repairs due to a water line break in the amount of \$7,000 back charged to STC. Ms. Johnson advised the matter had not been escalated to her yet, but she will investigate and discuss with STC. Mr. Orosco and Ms. Morales thanked the Board and exited the meeting.

PROPOSED UNLIMITED TAX BONDS, SERIES 2025 (THE "WATER, SEWAGE, AND DRAINAGE BONDS"); PROPOSED UNLIMITED TAX ROAD BONDS, SERIES 2025 (THE "ROAD BONDS")(TOGETHER, THE "BONDS")

The Board considered the proposed issuance of the District's Water, Sewage, And Drainage Bonds. In connection therewith, Mr. Schwartz advised that the District's consultants filed the bond application report with the TCEQ, and it was declared administratively complete on May 6, 2025. He noted a potential bond sale at the August 2025 Board meeting.

Ms. Turkal presented to and reviewed with the Board a Summary of Costs for the proposed Road Bonds prepared by BGE, a copy of which is attached hereto as **Exhibit G**. In connection therewith, she reported that the preliminary size of the Bond issuance is estimated at \$14,725,000. Following discussion, it was moved by Director Markiewicz, seconded by Director Barrera, and unanimously carried, that the Preliminary Summary of Cost for the Road Bonds be approved.

Mr. Day next presented and reviewed with the Board the Proforma Cash Flow Analysis regarding the proposed Bonds prepared by Masterson Advisors LLC ("Masterson"), a copy of which is attached hereto as **Exhibit H**. Mr. Day noted that Masterson anticipates an estimated interest rate of five (5%) percent. Following discussion, it was moved by Director Markiewicz, seconded by Director Barrera, and unanimously carried, that the Proforma Cash Flow Analysis for the Bonds be approved.

ENGAGEMENT OF AUDITOR FOR PROPOSED ISSUANCE OF THE ROAD BONDS

The Board next considered the engagement of an auditing firm for preparation of a preliminary reimbursement audit report in connection with the payment of funds to the developer out of the proceeds of the Road Bonds. Mr. Krueger then presented and reviewed with the Board an engagement letter prepared by Forvis Mazars for preparation of such reimbursement audit report, and the TEC Form 1295 submitted by Forvis Mazars in connection therewith, which are attached hereto as **Exhibit I**. Following discussion, Director Miller moved that: (i) Forvis Mazars be engaged to prepare said preliminary reimbursement audit report; (ii) the President be authorized to execute same on behalf of the Board and District; and (iii) the District accept the TEC Form 1295 submitted by Forvis Mazars. Director Barrera seconded said motion, which carried unanimously.

RESOLUTION REQUESTING APPRAISAL OF DISTRICT PROPERTY

In connection with the District's upcoming bond issue, Mr. Schwartz noted that the Board will need to request an appraisal of property from the Harris Central Appraisal District as of July 1, 2025. In that regard, Mr. Schwartz presented a Resolution Requesting Appraisal of Property, a copy of which is attached hereto as **Exhibit J**. Following discussion, Director Miller moved that the Board's approve the Resolution Requesting Appraisal of Property. Director Barrera seconded said motion, which unanimously carried.

AUTHORIZE PREPARATION OF PRELIMINARY OFFICAL STATEMENT AND OFFICIAL NOTICE OF SALE

The Board considered authorizing Masterson to proceed with the preparation of a

Preliminary Official Statement and Official Notice of Sale in connection with the proposed Bonds. Following discussion, it was moved by Director Barrera, seconded by Director Miller, and unanimously carried that Masterson be authorized to prepare said documents for review at the August Board meeting.

SUBMERGED STORM SEWER AGREEMENTS

The Board noted that there were no submerged storm sewer agreements received for approval at this time.

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 noted that there was no wildlife management report received at this time.

DEVELOPER'S REPORT

Ms. Baker presented to and reviewed with the Board the home inventory report through May 2025, as prepared by the Developer, a copy of which is attached hereto as **Exhibit K**. Director Markiewicz inquired about the commercial development progress in the community, to which Ms. Baker replied. The Board also inquired about the status of the North Bridgeland Lake Parkway and Mason Road opening. Ms. Baker reported that the road will open once traffic signage and/or signals are installed at the intersection. Following discussion, it was noted that no action was required in connection with the Board.

GARBAGE AND RECYCLING COLLECTION SERVICES

Ms. Nussa noted no collection issues, other than that the blocked streets in the District have been addressed by the Constables. 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.

BRIDGELAND WATER AGENCY (THE "AGENCY")

Mr. Schwartz reported that the Agency is preparing a survey to distribute to the member districts regarding an Agency mascot. The Board took no action regarding this item.

AUTHORIZE COMPLETION, EXECUTION AND FILING WITH THE SECRETARY OF STATE OF A VOTING SYSTEM ANNUAL FILING FORM

The Board considered authorizing the completion, execution and filing with the Secretary of State of a Voting System Annual Filing Form relative to District elections. Mr. Schwartz advised that pursuant to the Texas Election Code, each political subdivision in the State of Texas is required to complete and file said Form with the Secretary of State's office. After discussion, Director Barrera moved that SPH be authorized to complete and execute the Voting System Annual Filing Form and to file same with the Secretary of State's Office on behalf of the Board and the District. Director Miller seconded said motion, which carried unanimously.

RECORDS DESTRUCTION REQUEST

Mr. Schwartz advised the Board that the District's Records Retention Schedules adopted in connection with its Records Management Program require that certain records of the District be retained only for specific periods of time based on the type of record. As an example, he explained that notes taken during meetings which are used to prepare the official minutes of Board meetings are to be retained for ninety days after approval of such minutes by the Board. He next presented a request from the District's Records Management Officer for approval to destroy certain records (which will not be scanned in and stored electronically) in accordance with the District's Records Retention Schedules. A copy of the request is attached hereto as **Exhibit L** (the "Request"). After discussion on the matter, Director Barrera moved that SPH be authorized to destroy the records described in the Request. Director Miller seconded said motion, which unanimously carried.

ATTORNEY'S REPORT

Mr. Schwartz presented a flyer about an upcoming Public Drinking Water Conference set to occur in August. A copy of the flyer is attached hereto as **Exhibit M**. Mr. Schwartz noted that he had no legal matters to report at this time.

CLOSED SESSION

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

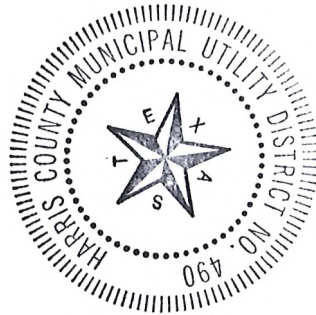
FUTURE MEETING AGENDA

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 Barrera, seconded by Director Miller and unanimously carried, the meeting was adjourned.

Asst. Secretary



HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 490

LIST OF ATTACHMENTS TO MINUTES

June 26, 2025

Exhibit A - Bookkeeper's Report

Exhibit B - Audit Engagement Letter for fiscal year ending May 31, 2025 (Forvis Mazars)

Exhibit C - Tax Assessor-Collector's Report

Exhibit D - Operations and Maintenance Report

Exhibit E - Critical Load Status

Exhibit F - Engineer's Report

Exhibit G - Preliminary Summary of Cost for Proposed Road Bond Issue

Exhibit H - Proforma Cash Flow Analysis

Exhibit I - Engagement Letter for Reimbursement Audit

Exhibit J - Resolution Requesting Appraisal of Property

Exhibit K - Home Inventory Report through May 2025

Exhibit L - Records Destruction Request

Exhibit M - Public Drinking Water Conference