HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 490

Minutes of Special Meeting of Board of Directors

December 9, 2025

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 490 (the "District") met in special session, open to the public, on December 9, 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 Directors Markiewicz and Russ, thus constituting a quorum.

Also present were Christopher Section of Municipal Accounts & Consulting L.P. ("Municipal Accounts"); Kristen Turkal of BGE, Inc. ("BGE"); Lindsey Delong, Mackenzie Johnson, and Mark Landreneau of Inframark, LLC ("Inframark"); Greg Lentz of Masterson Advisors, LLC ("Masterson"); Barbara Nussa of Republic Services, Inc. ("Republic"); Bear Oakley of USource ("USource"); Wendy Maddox of B&A Municipal Services, Inc. ("B&A"); Jenna Craig of Touchstone District Services ("Touchstone"); and Joseph M. Schwartz and Shelby Yllana of Schwartz, Page & Harding, L.L.P. ("SPH"). Elizabeth Reeves of Inframark entered after the meeting 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 recognized Mr. Bear Oakley of USource. Mr. Oakley presented pricing for an electricity renewal contract covering Lift Station No. 4, Lift Station No. 1 and street lighting. A copy of the pricing package is attached hereto as **Exhibit A**. The Board discussed the terms of the contract and pricing. After discussion, Director Barrera moved that (i) a 24-month Contract for Supply of Electricity with TXU Energy ("Contract") be approved with a rate of $0.08614, and (ii) the President be authorized to execute said Contract via DocuSign, subject to SPH review and approval of same. Director Miller seconded said motion, which unanimously carried.

Mr. Oakley thanked the Board and exited the meeting.

APPROVAL OF MINUTES

The Board next considered approval of the minutes of its meeting held on November 11, 2025. Following review, it was moved by Director Miller, seconded by Director Barrera, and unanimously carried that the minutes of the November 11, 2025, meeting be approved, as written.

BOOKKEEPER'S REPORT

Mr. Section presented and reviewed with the Board the Bookkeeper's Report dated December 9, 2025, a copy of which is attached hereto as **Exhibit B**. Following discussion, it was moved by Director Miller, seconded by Director Barrera, 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 check nos. 3132 and 3135, which were voided.

Mr. Schwartz addressed the Board regarding check no. 1064 in the amount of $35,000, payable to BGE. He noted that BGE spent considerable time preparing engineering documentation in anticipation of a road bond issuance in 2025. He noted, however, that the District's 2025 assessed value was not sufficient to support the issuance, and the road bond issue was cancelled. Ms. Turkal noted that payment of these fees would be credited against BGE's preparation for a future road bond issue. Mr. Schwartz noted that the District has sufficient surplus road bond funds to pay the amount and presented a Resolution Authorizing Use of Surplus Road Bond Construction Funds and Interest Earned on Road Bond Construction Funds, attached hereto as **Exhibit C**, for the Board's approval. After discussion, Director Barrera moved that (i) the payment of $35,000 be authorized to BGE, as discussed, (ii) the Resolution be approved as presented, and (iii) SPH send a letter to BGE confirming that the $35,000 paid will be credited against the cost of preparing the next road bond summary of costs. Director Miller seconded said motion, which unanimously carried.

Ms. Reeves entered during the discussion.

TAX ASSESSOR COLLECTOR'S REPORT

Ms. Maddox presented to and reviewed with the Board the Tax Assessor Collector Monthly Report for the month ending November 30, 2025, a copy of which is attached hereto as **Exhibit D**. 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.

RATIFICATION OF APPROVAL OF APPRAISAL OF DISTRICT PROPERTY

The Board considered the ratification of its prior approval of a Resolution for the appraisal of district property as of December 1, 2025. After discussion, Director Miller moved that the prior

action be approved in all respects. Director Barrera seconded said motion, which unanimously carried.

OPERATION AND MAINTENANCE REPORT

Ms. Delong presented to and reviewed with the Board an Operations and Maintenance Report for the month of November 2025 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. Delong reported on sludge hauling for the District and noted that HydroClear has been engaged as a sludge hauler to service Lift Station No. 4. It was noted that once power is provided at Lift Station No. 4, sludge hauling will no longer be necessary. Mr. Schwartz noted that termination of the existing Magna Flow agreement with the District will need to be addressed at the January Board meeting.

Director Barrera then inquired with Ms. Delong regarding the receipt of resident service calls. Ms. Delong noted that calls received have been from customers with tankless water heaters, and advised that educational information has been distributed to those customers.

Director Barrera further inquired about the status of the Starnik payment processing system transition. She noted that many residents are having difficulty initiating their new accounts causing delays in bill payment. The Board then requested that Inframark (i) defer any service disconnections for non-payment due to these delays, and (ii) provide additional guidance and educational materials to residents regarding account set up. Ms. Craig inquired if the Board would like Touchstone to prepare an educational notice to the residents through the Bridgeland Water Agency Connect application. Additional discussion ensued regarding the content of the message and providing a direct link or QR code for residents to access the account set up. The Board requested that additional messaging with a link and QR be provided to the residents by Touchstone.

AMENDMENT TO DISTRICT'S RATE ORDER

The Board next considered amending the District's Rate Order to address the annual CPI increase for garbage and recycling collection services and the inclusion of a $120.00 monthly fee for rental meters. In connection therewith, Mr. Schwartz presented to and reviewed with the Board SPH's recommended changes to the District's Rate Order, noting a total increase of $1.33 to the sanitary sewer rate effective November 1, 2025. After due discussion, Director Barrera moved that (i) the sanitary sewer rate in the Rate Order be increased by $0.95 for garbage collection and $0.38 for recycling services for a total increase of $1.33, and (ii) a line item be added for a $120.00 monthly fee for rental meters, and (iii) the President and Assistant Secretary be authorized to execute the amended Rate Order on behalf of the Board and the District. Director Miller seconded said motion, which unanimously carried. The Rate Order is attached hereto as **Exhibit F**.

ENGINEER'S REPORT

Ms. Turkal presented and reviewed with the Board the Engineer's Report dated December 9, 2025, 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 (i) concurrence in the design and advertisement of bids for construction for the projects listed in the Report, and (ii) concurrence in the award of bids for construction of Prairieland Village, Section 51 Amenity to Allgreen Associates. Mr. Schwartz then presented for the Board's acceptance a Conveyances of Utility Facilities as listed in the Engineer's Report. Following discussion, it was moved by Director Barrera, seconded by Director Miller, and unanimously carried, that the Engineer's Report and the action items listed therein be approved recommended by the Engineer.

In connection with prior discussion regarding the traffic at Basking Butterfly Drive near Papillon Park, Ms. Turkal noted that Harris County can be contacted regarding improving signage and efforts to improve pedestrian and vehicle safety and mobility through that corridor.

SUBMERGED STORM SEWER AGREEMENTS

The Board noted that there was 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

It was noted that a representative from the Bridgeland Development, LP (the "Developer) was not present, and there were no matters related to development to discuss. Mr. Schwartz presented the monthly inventory report prepared by the Developer, a copy of which is attached hereto as **Exhibit H**.

GARBAGE AND RECYCLING COLLECTION SERVICES

Ms. Barbara Nussa advised that as the District has grown, additional routes and drivers have been added, and there are no service issues to report.

WEBSITE ADMINISTRATION

Ms. Craig presented a Communications Report to the Board, a copy of which is attached hereto as **Exhibit I**, and inquired as to the frequency that the Board would like Touchstone to attend Board meetings. The Board concurred to have Ms. Craig or another Touchstone representative attend Board meetings for now.

BRIDGELAND WATER AGENCY (THE "AGENCY")

The Board considered matters relative to the Agency. Mr. Schwartz reported that there were no new items of note for the Agency. Director Barrera noted that there is ongoing discussion on switching the Trustee and Alternate position to accommodate work schedules.

ATTORNEY'S REPORT

Mr. Schwartz then presented and reviewed with the Board correspondence from Masterson, relative to disclosure requirements imposed by the Municipal Securities Rulemaking Board ("MSRB") Rule G-10, a copy of which is attached hereto as **Exhibit J**. Following review and discussion, the Board concurred to formally acknowledge receipt of such disclosure.

Mr. Schwartz then discussed rescheduling the District's regular monthly meeting. He noted that the second Tuesday at 2:00 pm was initially proposed. The Board discussed additional dates and times. After discussion, the Board concurred that the next meeting of the Board be held on Tuesday, January 13, 2026, at 2:00 pm.

RESPONSES TO REQUEST FOR PROPOSALS ("RFP") FOR OPERATIONS SERVICES

Mr. Schwartz reported that responses to the RFP were received from Inframark, Si Environmental, and Municipal District Services, and noted that interviews were conducted on November 20, 2025. The Board noted that Harris County Municipal Utility District No. 418 ("No. 418") has not yet selected an operator, and concurred to defer further consideration on the matter until after No. 418 has met in January.

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

SARAH BARRERA

829300v.1

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 490

LIST OF ATTACHMENTS TO MINUTES

December 9, 2025

Exhibit A – Electricity Pricing Report

Exhibit B – Bookkeeper Report

Exhibit C – Resolution Authorizing Use of Surplus Road Bond Funds

Exhibit D - Tax Assessor-Collector's Report

Exhibit E – Operator Report

Exhibit F – Rate Order

Exhibit G - Engineer's Report

Exhibit H – Inventory Report

Exhibit I – Communications Report

Exhibit J – MSRB Rule G-10 Letter presented by Masterson Advisors LLC