# HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 490

Minutes of Meeting of Board of Directors

July 24, 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 July 24, 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 and Director Barrera, 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 of BGE, Inc. ("BGE"); Todd Burrer, Mackenzie Johnson, and Lindsey DeLong of Inframark, LLC ("Inframark"); Wendy Maddox of B&A Municipal Services, Inc. ("B&A"); Kelsey Thorne of Howard Hughes Corporation, on behalf of Bridgeland Development, LP ("Developer"); Julie Peak of Masterson Advisors, LLC ("Masterson"); Jenna Craig of Touchstone District Services ("Touchstone"); Chisom Iwueke, MD, District resident; and Joseph M. Schwartz and Shelby Yllana of Schwartz, Page & Harding, L.L.P. ("SPH"). Jeremy Weber of Inframark, and Fiona Nguyen, District resident, 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 considered comments from the members of the public present. Dr. Iwueke voiced concerns about the water quality in the District. She reported on discoloration, poor odors (as recent as this morning), and concerns of health implications.

Mr. Burrer and Ms. Johnson addressed the Board and Dr. Iwueke regarding the stated concerns. In connection therewith, they discussed water quality compliance and sampling standards of the Texas Commission on Environmental Quality ("TCEQ"). Further, Ms. Johnson noted that additional flushing throughout the District has been completed to address quality issues. Mr. Burrer noted that residents are highly encouraged to contact Inframark directly when issues arise, and also contact the Bridgeland Water Agency ("BWA") via the Bridgeland Connect smart application.

Mr. Weber informed the Board of a malfunction noted at the water plant which may have caused the elevated chlorine residuals overnight. Ms. Thorne addressed Mr. Burrer and requested additional flushing be completed on streets that report water quality issues or have high chlorine residuals. The Board discussed corrective measures, including scheduling a special team meeting with BGE, Inframark, Ms. Thorne and two designated Board members to discuss communication to the residents and appropriate response. Further, Ms. Thorne requested a report from Inframark detailing the incident, and recommendations to avoid similar incidents in the future. The Board concurred with such measures and delegated authority to Directors Anthony and Barrera to attend the team meeting.

Mr. Burrer, Mr. Weber, and Dr. Iwuenke exited the meeting.

## APPROVAL OF MINUTES

The Board next considered approval of the minutes of its meeting held on June 26, 2025. Following review, it was moved by Director Markiewicz, seconded by Director Miller, and unanimously carried that the minutes of the June 26, 2025, meeting be approved, as written.

## BOOKKEEPER'S REPORT AND QUARTERLY INVESTMENT REPORT

Mr. Section presented to and reviewed with the Board the Bookkeeper's Report dated July 24, 2025, a copy of which is attached hereto as **Exhibit A**. Mr. Section then presented a Quarterly Investment Report for the reporting period ended May 31, 2025. After discussion, Director Miller moved that (i) the Bookkeeper's Report be approved as presented, and the disbursements listed therein be authorized for payment, except check nos. 3011 and 3012, which were voided, and (ii) the Quarterly Investment Report for the reporting period ended May 31, 2025 be approved and the District's Investment Officers be authorized to execute same on behalf of the Board and the District. Director Markiewicz seconded the motion, which carried unanimously.

## TAX ASSESSOR COLLECTOR'S REPORT

Ms. Maddox presented to and reviewed with the Board the Tax Assessor Collector Monthly Report for the month ending June 30, 2025, a copy of which is 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.

## 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.

**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. Ms. Peak advised that the District is awaiting the staff memorandum and draft Order from the TCEQ, and Masterson will review an offering document with the Board at its August Board meeting. Mr. Schwartz noted that the bond sale is scheduled for the September 2025 Board meeting and closing is scheduled in October.

Ms. Peak exited the meeting.

**OPERATOR'S REPORT**

Ms. Delong presented to and reviewed with the Board an Operations and Maintenance Report for the month of June 2025 prepared by Inframark, a copy of which is attached hereto as **Exhibit C**, and reported on the status of repairs and replacements made to the District's facilities. The Board then discussed the damages billed to STC Cabling, as discussed at the prior Board meeting, and status of the matter. Director Markiewicz questioned whether the damages should be written off because STC Cabling acted in good faith. Directors Miller and Anthony noted that collections should continue as proper marking of the lines should have been requested before digging commenced, and to write-off said amount would establish a precedent that contractors do not have to follow proper marking procedures and inform the District's operator when commencing work within the District. 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, and collections efforts from STC Cabling continue.

Director Markiewicz asked Ms. Johnson about the valve survey for the District, noting a valve was located in his yard by an Inframark crew, but he was not informed beforehand. Ms. Delong addressed the matter, noting the valve survey was brought to the Board's attention for consideration, but declined earlier this year. The Board then requested that the review of District valves be considered at the upcoming special team meeting.

**ENGINEER'S REPORT**

Ms. Turkal presented and reviewed with the Board the Engineer's Report dated July 24, 2025, a copy of which is attached hereto as **Exhibit D**, including pay estimates and change orders listed therein. Ms. Turkal then requested the Board's concurrence in the award of contracts for construction of (i) Prairieland Village, Section 30 Landscape Improvements to Shooter & Lindsey, in the amount of $365,093, (ii) Pollinator Drive Section 4 water, sewer, drainage and paving to Unitas Construction, Inc. in the amount of $1,597,210, and (iii) Prairieland Village, Section 51 water, sewer, and drainage and Pollinator Drive, Section 3 paving to Blazey Construction in the amount of $2,095,245. Mr. Schwartz then presented and reviewed a Recreational Facilities Easement to serve Prairieland Village, and Conveyances of Utility Facilities listed in the

Engineer's Report. Following discussion, it was moved by Director Markiewicz, seconded by Director Miller, and unanimously carried, that the Engineer's Report and the action items listed therein be approved, including acceptance of the Easement and Conveyances discussed.

**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**

Ms. Thorne presented to and reviewed with the Board the home inventory report through June 2025, as prepared by the Developer, a copy of which is attached hereto as **Exhibit E**. Director Markiewicz inquired about the commercial development in the community, to which Ms. Thorne replied. Following discussion, it was noted that no action was required in connection with the Board.

**GARBAGE AND RECYCLING COLLECTION SERVICES**

Ms. Nussa discussed the status of collection in the District. In connection therewith, she noted that the blocked streets in the District have been addressed by the Constables office. 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 requested preparation of a survey regarding an Agency mascot. In connection therewith, Ms. Craig of Touchstone presented and reviewed with the board a Mascot Finalist packet and survey, attached hereto as **Exhibit F**. The Board, Ms. Thorne, and Ms. Craig discussed concerns relative to the mascots intended purpose and feasibility of same. After due discussion, Director Markiewicz moved that the Turtle be selected as the mascot. Director Miller seconded said motion, which unanimously carried.

## NOTICE OF FIRST RESERVATION OF CAPACITY

Mr. Schwartz presented to and reviewed with the Board a Notice of First Reservation of Capacity by Master District, a copy of which is attached hereto as **Exhibit G**, and reported that Harris County Municipal Utility District No. 418 ("No. 418") has made its first reservation of capacity in the Master Facilities sufficient to serve 151 connections. Following discussion, it was noted that no action was required by the Board in connection with this matter.

## ATTORNEY'S REPORT

Mr. Schwartz advised that there were no additional legal matters to report that had not already been discussed.

## CLOSED SESSION

The President noted that the Board would enter Closed Session at 1:34 p.m. All present exited the meeting except for Mr. Schwartz, Ms. Yllana, and Directors Anthony, Markiewicz and Miller.

## RECONVENE OPEN SESSION

The Board reconvened in Open Session at 1:56 p.m. After discussion, the Board concurred that SPH be authorized to prepare and forward a letter on behalf of the District to No. 418 communicating the Board's concerns regarding Inframark's performance and handling of recent water quality issues. The Board requested that an item be placed on the next meeting agenda to authorize a request for proposals for operation services for the District.

Ms. Delong and Ms. Johnson re-entered the meeting at this time.

## 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.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 490 — T E X A S

Asst. Secretary

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 490**

LIST OF ATTACHMENTS TO MINUTES

July 24, 2025

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Exhibit A – Bookkeeper's Report; Quarterly Investment Report

Exhibit B – Tax Assessor-Collector's Report

Exhibit C – Operations and Maintenance Report

Exhibit D – Engineer's Report

Exhibit E – Home Inventory Report through June 2025

Exhibit F – Mascot Survey

Exhibit G – Notice of First Reservation