

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 490

Minutes of Meeting of Board of Directors

January 22, 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 January 22, 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, thus constituting a quorum.

Also present were Christopher Section and Katelyn Bassett of Municipal Accounts & Consulting L.P. ("Municipal Accounts"); Cameron Brown of Assessments of the Southwest ("ASW"); Kristen Turkal of BGE, Inc. ("BGE"); Mackenzie Johnson, ElizaBeth Reeves, and Mark Landreneau of Inframark, LLC ("Inframark"); Greg Lentz of Masterson Advisors, LLC ("Masterson"); Barbara Nussa of Republic Services, Inc. ("Republic"); Wendy Maddox of B&A Municipal Services, Inc. ("B&A"); Simon VanDyk of Touchstone District Services ("Touchstone"); Paulina Baker of Howard Hughes Holdings on behalf of Bridgeland Development, LP (the "Developer"); Fiona Nguyen, resident of the District; and Joseph M. Schwartz and Shelby Yllana of Schwartz, Page & Harding, L.L.P. ("SPH"). Missy Steadman of Inframark entered the meeting after it was called to order as noted herein.

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 members of the public present, and noted there were no comments.

APPROVAL OF MINUTES

The Board next considered approval of the minutes of its meeting held on December 9, 2025. Following review, it was moved by Director Russ, seconded by Director Miller, and unanimously carried that the minutes of the December 9, 2025, meeting be approved, as written.

BOOKKEEPER'S REPORT AND QUARTERLY INVESTMENT REPORT

Mr. Section presented and reviewed with the Board the Bookkeeper's Report dated January 22, 2026, a copy of which is attached hereto as **Exhibit A**. Mr. Section then presented a Quarterly

Investment Report dated November 30, 2025. Following discussion, it was moved by Director Barrera, seconded by Director Markiewicz, and unanimously carried, that (i) the Bookkeeper's Report be approved, as presented, and the disbursements listed therein be approved for payment, and (ii) the Quarterly Investment Report for the reporting period ended November 30, 2025 be approved and the District's Investment Officers be authorized to execute same on behalf of the Board and the District.

Ms. Steadman 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 December 31, 2025, a copy of which is attached hereto as **Exhibit B**. 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 Markiewicz seconded said motion, which unanimously carried.

ASSIGNMENT OF AGREEMENT FOR SERVICES OF TAX ASSESSOR COLLECTOR

The Board considered its Agreement for Services of Tax Assessor/Collector with B&A Municipal Tax Services, LLC ("B&A"). It was announced that B&A has assigned its tax collection division to Assessments of the Southwest, Inc. ("ASW"), effective as of February 1, 2026. In connection therewith, Mr. Schwartz presented to and reviewed with the Board an Assignment of, Assumption of, and Amendment to Agreement for Services of Tax Assessor/Collector between B&A, ASW and the District (the "Assignment"), a copy of which is attached hereto as **Exhibit C**. After discussion, Director Miller moved that (i) the Assignment be approved as presented, (ii) the President be authorized to execute same on behalf of the Board and the District, and (iii) SPH acknowledge the accompanying Texas Ethics Commission Forms 1295 for same. Director Barrera seconded said motion, which unanimously carried.

TAX EXEMPTIONS

Mr. Schwartz outlined for the Board the various tax exemptions available for adoption by the District, including the exemptions provided for by Article VIII, Section 1-b of the Texas Constitution, and Section 11.13 of the Texas 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. Mr. Lentz noted that Masterson has recommended that the District not change its current exemptions. The Board concurred to defer discussion on the matter until the February Board meeting.

ADDITIONAL PENALTY ON DELINQUENT PERSONAL PROPERTY TAXES

Mr. Schwartz advised the Board that it is authorized pursuant to Section 33.11 of the Texas Tax Code, as amended, to impose, under certain conditions, an additional penalty not to exceed

twenty percent (20%) of the total taxes, penalty and interest due the District on personal property accounts that become delinquent after February 1 of a year and that remain delinquent sixty (60) days after said date, to defray the costs of collection of said delinquent taxes. The Board next considered the adoption of a resolution authorizing such additional penalty. After discussion, it was moved by Director Miller, seconded by Director Barrera, and unanimously carried, that the Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes, attached hereto as **Exhibit D**, be approved and adopted.

DELINQUENT TAX COLLECTIONS REPORT

The Board considered the Delinquent Tax Report, received from Perdue, Brandon, Fielder, Collins & Mott, L.L.P., delinquent tax attorneys for the District, a copy of which report is attached hereto as **Exhibit E**.

TEXAS COMPTROLLER OF PUBLIC ACCOUNTS INFORMATION DATABASE

Mr. Schwartz reminded the Board that, pursuant to provisions of Chapter 403, Government Code, and Chapter 203, Local Government Code, the District is required to submit annually information to the Texas Comptroller of Public Accounts (the "Comptroller") for inclusion in the Special Purpose District Public Information Database. Mr. Schwartz advised the Board that, Forvis Mazars, LLP ("Forvis"), the District's auditor, has included this work in its engagement letter previously approved by the Board. He noted that the work will be performed on an hourly basis at an estimated cost of \$700. After discussion, on the matter, it was moved by Director Barrera, seconded by Director Markiewicz and unanimously carried, that Forvis be authorized to prepare the required information and submit same to the Comptroller for inclusion in the Special Purpose District Public Information Database.

OPERATION AND MAINTENANCE REPORT

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

Ms. Johnson discussed a service call from a resident on Gossamer Wing Drive regarding water quality. She reviewed the investigation conducted by Inframark regarding same, and noted that additional pH sampling is planned. In connection with the ongoing water quality issues, Mr. Landreneau reviewed with the Board the sampling results prepared by Water Utility Services. He additionally noted that an application was filed with the TCEQ to adjust the water treatment parameters, and Inframark is awaiting TCEQ approval. Ms. Johnson noted that an action plan will be developed for the resident of Gossamer Wing Drive and will be provided at the next Board meeting.

Ms. Johnson next advised that HydroClear Services LLC ("HydroClear") was engaged as a sludge hauler to service Lift Station No. 4. Mr. Schwartz presented to and reviewed with the Board the terms of the proposed Sludge Management Agreement with HydroClear (the "HydroClear Agreement"), a copy of which is attached hereto as **Exhibit G**. The Board then discussed the termination of the Sludge Management Agreement with MagnaFlow International ("MagnaFlow"). After discussion, Director Markiewicz moved that (i) the HydroClear Agreement

be approved, subject to final SPH review, and (ii) a sixty (60) day notice of termination be forwarded to MagnaFlow. Director Barrera seconded said motion, which unanimously carried.

ENGINEER'S REPORT

Ms. Turkal presented and reviewed with the Board the Engineer's Report dated January 22, 2026, a copy of which is attached hereto as **Exhibit H**, 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 45 Water, Sewer, and Drainage Facilities to Bay Utilities, LLC, and Prairieland Village, Section 42 North Half Lake Amenity to Allgreen Associates. Mr. Schwartz then presented for the Board's acceptance Conveyances of Utility Facilities as listed in the Engineer's Report. Following discussion, it was moved by Director Miller, seconded by Director Barrera, and unanimously carried, that the Engineer's Report and the action items listed therein be approved recommended by the Engineer.

Ms. Turkal recommended that Harris County be contacted regarding improved signage and efforts to improve pedestrian and vehicle safety and mobility around Basking Butterfly Drive near Papillon Park.

RATIFICATION OF PAYMENT OF ENGINEERING FEES

The Board considered the ratification of the prior payment of engineering fees in the amount of \$35,000 to BGE for work completed for the potential road bond issuance. After discussion, Director Miller moved that the prior action be approved and ratified in all respects. Director Barrera seconded said motion, which unanimously carried.

SUBMERGED STORM SEWER AGREEMENTS

The Board considered submerged storm sewer agreements for Prairieland Village Section 45 and Pollinator Drive Section 4. After discussion, Director Russ moved that the Submerged Storm Sewer Agreements be approved, as presented, and the President and Secretary be authorized to execute same on behalf of the Board and the District. Director Barrera seconded said motion, which unanimously carried.

STREET LIGHT LETTER AGREEMENT

The Board considered street light letter agreements for Prairieland Village Sections, 42, 43, and 51. After discussion, Director Miller moved that the Street Light Letter Agreements be approved as presented and the President and Secretary be authorized to execute same on behalf of the Board and the District. Director Markiewicz seconded said motion, which unanimously carried.

WILDLIFE MANAGEMENT

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

INSURANCE

Mr. Schwartz reported that the District's current insurance coverage and directors and consultants' bonds, issued through McDonald Wessendorf ("McDonald"), will expire on March 31, 2026. He informed the Board that other insurance companies provide such policies to water districts and inquired whether the Board wished to solicit proposals from other companies for insurance to review prior to the expiration of the current policies. After discussion, the Board concurred that SPH be authorized to obtain proposals for insurance coverage and bonds for the District from Arthur J. Gallagher and McDonald for review at the next Board meeting.

TRACE AIR FLYOVER

Mr. Schwartz advised that the flyover occurred January 6, 2026 and the District's share of the flyover cost is \$1,613. After discussion, Director Markiewicz moved that (i) the District participate in the annual Trace Air flyover for an estimated cost of \$1,613, and (ii) a cost sharing agreement be approved with No. 418, and the President be authorized to execute same on behalf of the Board and the District. Director Barrera seconded said motion, which unanimously carried.

DEVELOPER'S REPORT

Ms. Baker presented the monthly inventory report prepared by the Developer, a copy of which is attached hereto as **Exhibit I**. 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.

GARBAGE AND RECYCLING COLLECTION SERVICES

Ms. Nussa advised that as the District has grown, additional routes and drivers have been added, and there are no service issues to report. She added that service disruption notifications regarding the upcoming freeze will be provided to Touchstone to distribute to residents.

WEBSITE ADMINISTRATION

Mr. VanDyk presented a Communications Report to the Board, a copy of which is attached hereto as **Exhibit J**. The Board took no action regarding the report.

BRIDGELAND WATER AGENCY (THE "AGENCY")

The Board considered matters relative to the Agency. Mr. Schwartz reported that Anthony McBride was installed as Trustee for Harris County Municipal Utility District No. 489 ("No. 489") due to Christian Carroll's recent resignation from the No. 489 Board of Directors. Further, he noted that the Agency sponsored a tent at the recent Chili Cookoff. The Board noted no action regarding these updates.

ATTORNEY'S REPORT

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 to continue discussion on the meeting date and possible virtual meeting options at the February Board meeting.

Mr. Schwartz then presented to the Board correspondence received from the West Harris County Regional Water Authority regarding the process for nomination of a candidate to the WHCRWA Board, a copy of which is attached hereto as **Exhibit K**. The Board concurred not to take action regarding same.

MATTERS RELATED TO MAY 2, 2026 DIRECTORS ELECTION

Mr. Schwartz reported on issues related to the District's Directors Election (the "Election") to be held on May 2, 2026. In connection therewith, Mr. Schwartz presented to and discussed with the Board a memorandum prepared by SPH, a copy of which is attached hereto as **Exhibit L**. Mr. Schwartz advised that Harris County will not offer joint election services to political subdivisions for the May 2, 2026 election, and therefore, the District will have to hold an independent election. He further discussed the challenges of administrating an independent election.

ACCESSIBLE VOTING SYSTEM

Mr. Schwartz noted that Section 49.111, Texas Water Code, provides an exemption from the requirement to provide certain electronic voting systems at the Election if the District's previous directors election was canceled as uncontested or if fewer than 250 voters voted in the District's previous directors election. Mr. Schwartz reported that the District is exempt from said requirement because the District's previous director's election was canceled. Following discussion, it was moved by Director Barrera, seconded by Director Markiewicz and unanimously carried that SPH be authorized to provide notice of the District's intent not to provide electronic voting systems for said Election by publication in a newspaper of general circulation in an area that includes the District.

SUPPLEMENTAL AGENDA

The Board considered calling the Election in accordance with the requirements of the Texas Water Code. In connection therewith, Mr. Schwartz presented the Order Calling Directors Election (the "Order") attached hereto as **Exhibit M** calling the Election to be held on May 2, 2026. It was noted that the terms of office of Directors Markiewicz and Miller expire in May of this year. In reviewing the Order with the Board, Mr. Schwartz advised that the Texas Water Code and the Texas Election Code authorize the Board to designate an agent to perform certain duties in connection with the Election, and that the Order named Shelby Yllana as such agent (the "Election Agent"). Mr. Schwartz further advised the Board that notice of the Election must be given in accordance with the requirements of the Texas Election Code. Mr. Schwartz advised the Board that notice of the Election could be given by one or more of the following methods: (i) publishing the notice in a newspaper published in the territory of the District or of general circulation in the District at least ten (10) days before the election, but not more than thirty (30) days before the election; (ii) posting the notice at a public place in each election precinct that overlaps the District at least twenty-one (21) days before the election; or (iii) mailing the notice to each registered voter in the District at least ten (10) days before the election. He further advised that, in addition to the above, notice must be posted on the District's website at least twenty-one (21) days before the election. Following discussion of the options, the Board concurred that notice of the Election be given by posting same at a public place in each election precinct that overlaps

the District and on the District's website. After discussion on the matter, Director Barrera moved that said Order be passed and adopted, that the President and Secretary be authorized to execute the Order, and that the Election Agent be authorized and directed to make necessary arrangements for the Election in accordance with the Order. Director Miller seconded said motion, which unanimously carried. Mr. Schwartz advised the Board that if each candidate whose name is to appear on the ballot is unopposed as of 5:00 p.m. on February 20, 2026, the Board may thereafter cancel the Election in accordance with the Texas Election Code.

The Board next considered the establishment of fees to be paid to officials for the Election. Mr. Schwartz advised the Board that in accordance with the Texas Election Code, the rate of pay for judges and clerks shall be determined by the Board, but shall not be less than the federal minimum wage rate. After discussion on the matter, Director Barrera moved that the judges and clerks for the Election, including early voting clerks, be paid \$20.00 per hour. Director Miller seconded said motion, which unanimously carried.

CLOSED SESSION

The Board President indicated the Board would enter into Closed Session at 1:14 p.m. All those present exited the meeting with the exception of Mr. Schwartz, Ms. Yllana, and the Board members.

RECONVENE

The Board reconvened in Open Session at 1:28 pm and acted on items discussed in Closed Session. Ms. Johnson, Ms Reeves, Ms. Steadman, Mr. Landreneau, and Mr. VanDyk reentered the meeting. After discussion, Director Markiewicz moved that (i) a notice of thirty (30) day termination be issued to Inframark, and (ii) an agreement for Operation Services be entered into with Si Environmental. Director Barrera 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. It was noted that the next Board of Directors meeting will be held on February 26, 2026 at 12:00 Noon at SPH.

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

January 22, 2026

- Exhibit A – Bookkeeper Report and Quarterly Investment Report
- Exhibit B - Tax Assessor-Collector's Report
- Exhibit C – Assignment of Agreement for Services of Tax Assessor
- Exhibit D – Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes
- Exhibit E – Delinquent Tax Report
- Exhibit F – Operator Report
- Exhibit G – Sludge Management Agreement Terms
- Exhibit H - Engineer's Report
- Exhibit I – Inventory Report
- Exhibit J – Communications Report
- Exhibit K - WHCRWA Correspondence
- Exhibit L - Memorandum regarding Joint Elections with Harris County
- Exhibit M - Order Calling Directors Election