

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 490

Minutes of Meeting of Board of Directors

April 23, 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 April 23, 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, with the exception of Director Russ and Barrera, thus constituting a quorum. Director Barrera entered the meeting after it had been called to order as noted herein.

Also present were Garrett Tabor of Municipal Accounts & Consulting L.P. ("Municipal Accounts"); Wendy Maddox of Assessments of the Southwest ("ASW"); Kristen Demary and Aidan Massingale of BGE, Inc. ("BGE"); Lindsey DeLong of Inframark, LLC ("Inframark"); Greg Lentz of Masterson Advisors, LLC ("Masterson"); Barbara Nussa of Republic Services, Inc. ("Republic"); Jenna Craig of Touchstone District Services ("Touchstone"); Paulina Baker of Howard Hughes Holdings on behalf of Bridgeland Development, LP (the "Developer"); Mike Scott of Si Environmental, LLC ("SiE"); Joseph M. Schwartz and Shelby Yllana of Schwartz, Page & Harding, L.L.P. ("SPH"). Fiona Nguyen, resident of the District, entered the meeting later as indicated 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 noted no members of the public were present.

APPROVAL OF MINUTES

The Board next considered approval of the minutes of its meeting held on March 26, 2026. Following review, it was moved by Director Miller, seconded by Director Markiewicz, and unanimously carried that the minutes of the March 26, 2026 meeting be approved, as written.

BOOKKEEPER'S REPORT AND QUARTERLY INVESTMENT REPORT

Mr. Tabor presented and reviewed with the Board the Bookkeeper's Report dated April 23, 2026, a copy of which is attached hereto as **Exhibit A**. A lengthy discussion ensued regarding the

invoice received for sludge hauling. Ms. DeLong addressed the Board regarding same, noting the significant increase was due to heavy rainfall and pipe damage caused by a contractor, which necessitated additional pumping and site clean-up. She noted that the majority of the invoice was related to the contractor's damage and would be back billed to the contractor. She further noted that the project retainage would be held until the matter was resolved. Ms. DeLong also noted that Lift Station No. 4 is now operational, and therefore any future sludge charges will be billed to Harris County Municipal Utility District No. 418 ("No. 418"). Director Markiewicz inquired about the accuracy of the sludge haul billing to ensure that charges to be paid by No. 418 were not erroneously applied to the District, to which Ms. DeLong responded that Inframark reviewed the invoice and confirmed same.

Mr. Tabor then presented the Quarterly Investment Report dated as of February 28, 2026, a copy of which is included with the Bookkeeper's Report. Following discussion, it was moved by Director Miller, seconded by Director Barrera, and unanimously carried, that (i) the Bookkeeper's Report be approved, as presented, and the disbursements listed therein be approved for payment, except check no. 3277, which was voided, and including check no. 3305 payable to Director Miller, and (ii) the Quarterly Investment Report for the reporting period ended February 28, 2026, be approved and the District's Investment Officers be authorized to execute same on behalf of the Board and the District.

Director Barrera entered the meeting during the discussion.

OPERATOR REPORT

Mr. Scott then presented a handout containing a draft welcome letter to customers, noting that the transition between Inframark and SiE is underway, and SiE is reviewing the customer account list and District asset list. A copy of the draft welcome letter is attached hereto as **Exhibit B**. He then reported that a customer welcome package has been prepared and will be distributed to the residents in the coming days. He advised that customers need to generate a new account for bill payment, and related documentation to establish the payment system with First Billing Services will be presented at next month's meeting for Board signature. He then noted that a payment grace period can be extended to customers during the transition period.

Mr. Scott then reviewed prior concerns from the Board regarding the condition of curbs in the District, and reviewed a quote for the removal of paint markings for \$3,600. He then presented a quote for \$4,800 for marker buttons that can be affixed to the curb in place of a paint mark to indicate the locations of manholes, valves, and other district facilities. Copies of the quotes are included with **Exhibit B**. After due discussion, Director Barrera moved that (i) a two-month grace period be extended to customers for bill payment during the operator transition, (ii) the proposal for removal of curb markings be approved, as presented, and (iii) the proposal for marker buttons be approved, as presented. Director Miller seconded said motion, which 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 March 31, 2026, 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.

Ms. Maddox advised that documentation authorizing the transfer of the tax account from B&A Municipal Services, Inc. to ASW is in process. Mr. Schwartz noted that SPH will review same and place an item on the next meeting agenda for approval.

RESOLUTION AUTHORIZING ADDITIONAL PENALTY ON DELINQUENT REAL PROPERTY TAXES

The Board considered the adoption of a Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes. Mr. Schwartz advised that the Board is authorized to impose, under certain conditions on July 1, an additional penalty not to exceed twenty percent (20%) of the total taxes, penalty and interest due to the District on real property taxes that remain delinquent as of July 1 of the year in which they become delinquent. After discussion, it was moved by Director Barrera, seconded by Director Miller and unanimously carried, that the Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes, attached hereto as **Exhibit D**, be adopted by the Board, and that Perdue be authorized to proceed with the collection of real property taxes delinquent as of July 1, 2026.

DELINQUENT TAX COLLECTIONS REPORT

The Board noted a report has not been received from Perdue, Brandon, Fielder, Collins & Mott, L.L.P., delinquent tax attorneys for the District.

OPERATION AND MAINTENANCE REPORT

Ms. DeLong presented to and reviewed with the Board an Operations and Maintenance Report for the month of March 2026 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. With regard to the ongoing locking A-box installation, Ms. DeLong noted that only \$10,000 of the previously authorized \$20,000 was expended during the project by Inframark. She noted that SiE can continue with the installation if the Board chooses to continue the installation project. After discussion, Director Miller moved that the Operator Report and actions noted therein be approved, as presented. Director Barrera seconded said motion, which unanimously carried.

Ms. DeLong presented Inframark's annual report regarding the District's Identity Theft Prevention Program (the "Program") and noted that no changes were recommended to the Program for this year. A copy of the report is included with the Operator Report. The Board concurred that no action regarding this item was necessary at this time.

RATE ORDER

The Board next considered amending the District's Rate Order to address rates proposed by SiE in connection with the initiation of their contract for operator services with the District. In connection therewith, Mr. Schwartz presented to and reviewed with the Board SiE's recommended changes to the District's Rate Order, a copy of which rate sheet is attached hereto as **Exhibit F**.

After due discussion, the Board requested that the amendment of the Rate Order be deferred until the next Board meeting.

ENGINEER'S REPORT

Ms. Demary presented and reviewed with the Board the Engineer's Report dated April 23, 2026, a copy of which is attached hereto as **Exhibit G**, including pay estimates and change orders listed therein. Ms. Demary then requested the Board's concurrence in the design and advertisement of bids for construction of North Bridgeland Lake Parkway Section 10 North Setback Landscaping. Mr. Schwartz then noted that acceptance of Conveyances of Facilities will be deferred. In connection with prior discussion regarding the signage on Basking Butterfly Drive near Papillon Park, Ms. Demary then advised that after review, Harris County did not recommend any changes to the traffic flow or official signage; however, the County offered to install at no cost to the District, "Slow Down, We Love Our Children" signage at the intersection at Peek Road. Director Barrera inquired about the signage requirements for other parks in the District, which Ms. Demary noted she could provide additional information to Director Barrera following the Board meeting. After discussion, Director Miller moved that the Engineer's Report and the action items therein be approved, as presented, including the installation of the signage, as discussed. Director Barrera seconded said motion, which unanimously carried.

A brief discussion ensued regarding school crossing hours and heavy pedestrian traffic. Director Barrera noted recent injury incidents that occurred north of the District, and suggested that the District submit a letter of concern to the Bridgeland Water Agency (the "Agency") to inquire about the options available to bring awareness to pedestrian traffic during school crossing hours. The Board concurred to authorize Director Barrera to prepare draft correspondence to submit to SPH for providing to the Agency.

AUTO-FLUSHER AGREEMENTS

The Board noted there were no Auto-Flusher Agreement(s) for consideration.

SUBMERGED STORM SEWER AGREEMENTS

The Board noted there were no submerged storm sewer agreements for consideration.

STREET LIGHT LETTER AGREEMENT

The Board noted there were no street light letter agreements for consideration.

WILDLIFE MANAGEMENT

The Board noted there were no wildlife matters for consideration.

DEVELOPER'S REPORT

Ms. Baker presented the monthly inventory report through March 2026 prepared by the Developer, a copy of which is attached hereto as **Exhibit H**. The Board noted no action regarding same.

GARBAGE AND RECYCLING COLLECTION SERVICES

Ms. Nussa provided updates regarding collections and noted there were no issues to report.

WEBSITE ADMINISTRATION

Ms. Craig presented a Communications Report dated April 23, 2026, to the Board, a copy of which is attached hereto as **Exhibit I**. She advised that notification to the District residents is being prepared regarding the operator transition through BWA Connect. Mr. Scott advised that he would provide Ms. Craig with the next bill date to include in the notification.

The Board further requested to receive electronic copies of the monthly security reports for the Bridgeland community as prepared by the Harris County Constable's Office, Precinct 5 ("Precinct 5"), to better assess security needs and costs for the District going forward.

AGENCY

In connection with the Agency, Mr. Schwartz advised that a hazardous waste disposal event has been scheduled for October 24, 2026. Ms. Craig reported that an e-bike awareness event is being scheduled in conjunction with Precinct 5, and educational materials and stakeholder outreach are in process.

MISCELLANEOUS

Ms. DeLong addressed the Board with additional information on the recent pump and haul completed by HydroClear at the Wastewater Treatment Plant, as discussed under the Bookkeeper's Report. She noted that waste backed up into the District's system as the Plant is still under construction and not fully connected. She noted that certain hauled amounts were attributed to and paid for by the District. The Board requested that Ms. DeLong further investigate same and backcharge No. 418 as appropriate for the additional hauling.

ATTORNEY'S REPORT

Mr. Schwartz noted there were no other legal matters to present that had not already been discussed.

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


Secretary



HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 490

LIST OF ATTACHMENTS TO MINUTES

April 23, 2026

Exhibit A – Bookkeeper Report and Quarterly Investment Report
Exhibit B – Welcome Letter; Proposals
Exhibit C - Tax Assessor-Collector's Report
Exhibit D – Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes
Exhibit E – Operator Report
Exhibit F – Rate Sheet
Exhibit G - Engineer's Report
Exhibit H – Inventory Report
Exhibit I – Communications Report