

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 493

Minutes of Meeting of Board of Directors

February 25, 2025

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 493 (the "District") met in regular session, open to the public, on February 25, 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:

Burt Lazar, President
Tommy J. Vicknair, Vice President
Kaci Schlachter, Secretary
Greg Garner, Jr., Assistant Secretary
Summer Guderian, Assistant Secretary

and all of said persons were present, except for Director Vicknair, thus constituting a quorum.

Also present were Miguel Medina of Municipal Accounts & Consulting, L.P. ("MA&C"); Will Gutowsky and Edgar Britt of BGE, Inc. ("BGE"); Mackenzie Johnson of Inframark, LLC ("Inframark"); Avik Bonnerjee of B&A Municipal Services ("B&A"); Kay Burkhalter of the Bridgeland Veterans Group (the "Veterans Group"); and Joseph Schwartz and Lindsey Pittman of Schwartz, Page & Harding, L.L.P. ("SPH").

The President called the meeting to order and declared it open for such business as might regularly come before it.

PUBLIC COMMENTS

The Board opened the meeting for public comment. The Board recognized Ms. Burkhalter, who stated that she had no comments to present at this time. The Board then continued to the next item of business.

APPROVAL OF MINUTES

The Board considered approval of the minutes of its meeting held on January 28, 2025. Following review and discussion of the minutes presented, it was moved by Director Lazar, seconded by Director Schlachter, and unanimously carried that the minutes of the Board meeting held on January 28, 2025, be approved, as written.

BOOKKEEPER'S REPORT

Mr. Medina presented to and reviewed with the Board the Bookkeeper's Report dated February 25, 2025, including disbursements presented for payment, a copy of which is attached hereto as **Exhibit A**. Following discussion, it was moved by Director Schlachter, seconded by Director Guderian and unanimously carried, that the Bookkeeper's Report be approved, as presented, and the disbursements listed therein be approved for payment.

VETERAN'S MEMORIAL

Ms. Burkhalter presented to and reviewed with the Board a presentation outlining the Veterans Group's proposal for a Veteran's Memorial Park, a copy of which is attached hereto as **Exhibit B**. Ms. Burkhalter noted that the Veterans Group is requesting a financial contributions from the District, and other water districts within the Bridgeland community, in order to complete the project. Following discussion, the Board concurred to discuss the matter with the District's bookkeepers and financial advisors and would communicate to Ms. Burkhalter whether the District will be able to provide a contribution.

TAX ASSESSOR COLLECTOR'S REPORT

Mr. Bonnerjee presented to and reviewed with the Board the Tax Assessor-Collector's Report and Delinquent Tax Roll for the month ending January 31, 2025, a copy of which is attached hereto as **Exhibit C**. He reported that there are about 30-35 outstanding accounts and requested the Board's approval to send new notices to the owners of said accounts to inform them of the overdue taxes. Following discussion, Director Guderian moved that (i) the Tax Assessor-Collector's Report be approved, as presented, and the disbursements listed therein be authorized for payment, and (ii) B&A be authorized to mail out new notices to the owners of those accounts with overdue tax bills for tax year 2024. Director Lazar seconded said motion, which unanimously carried.

DELINQUENT TAX COLLECTIONS REPORT

Mr. Schwartz presented a Delinquent Tax Report prepared by Perdue, Brandon, Fielder, Collins & Mott, L.L.P., delinquent tax attorneys for the District, dated February 25, 2025, a copy of which is attached hereto as **Exhibit D**. Following discussion, it was noted that no action was required of the Board at this time in connection with the Delinquent Tax Report.

ADOPTION OF RESOLUTION CONCERNING DEVELOPED DISTRICT STATUS FOR 2025 TAX YEAR

Mr. Schwartz presented to and reviewed with the Board the Resolution Concerning Developed District Status for 2025 Tax Year, a copy of which is attached hereto as **Exhibit E**. He reviewed a worksheet completed by BGE to assist the Board in making the determination whether the District is a "developing district" for purposes of the District's tax rate adoption requirements. Following discussion, Director Schlachter moved that the Resolution Concerning Developed

District Status for 2025 Tax Year be adopted. Director Guderian seconded said motion, which unanimously carried.

OPERATOR REPORT

Ms. Johnson presented to and reviewed with the Board an Operations and Maintenance Report, a copy of which is attached hereto as **Exhibit F**. Ms. Johnson also discussed an effluent violation reported to the Texas Commission on Environmental Quality for the month of December 2024, caused by heavy rain events and power outages. Following review and discussion, it was noted that no action was required of the Board at this time in connection with the Operators and Maintenance Report

AUTHORIZE PREPARATION OF DRAFT CONSUMER CONFIDENCE REPORT

The Board considered authorizing Inframark to prepare the annual Consumer Confidence Report ("CCR") for the District to be provided to all customers of the District by July 1, 2025. Following discussion, it was moved by Director Schlachter, seconded by Director Guderian and unanimously carried, that Inframark be authorized to prepare a draft CCR and SPH be authorized to review same for compliance with all applicable regulatory requirements and the TCEQ's 2025 CCR template.

STATUS OF REVIEW OF WATER CONSERVATION PLAN

The Board considered the status of the review of the District's Water Conservation Plan ("WCP"). In connection therewith, Mr. Schwartz advised the Board that the WCP is currently under review by the District's consultants.

ENGINEER'S REPORT

Mr. Britt next presented to and reviewed with the Board the Engineer's Report dated February 25, 2025, a copy of which is attached hereto as **Exhibit G**, including the pay estimates and change orders listed therein. Mr. Britt requested the District's acceptance of the following Easements: (i) Water Line Easement (Bridgeland Central, Section 7 – 0.0278 acre) and (ii) Storm Sewer Easement (Bridgeland Central, Section 7 – 0.0781 acre), and that all other conveyances listed in the report be deferred. Following discussion of the Engineer's Report, Director Schlachter moved that all action items identified in the Engineer's Report be approved, as recommended by BGE, including the Easements described, except for the acceptance of conveyances. Director Guderian seconded said motion, which unanimously carried.

WAGE RATE SCALES

The Board then considered the review of an annual survey of prevailing wage rates for construction projects and the adoption of a Resolution in connection therewith. In that regard, Mr. Schwartz reported that SPH is recommending that the District adopt the United States Department of Labor ("DOL") wage rate scales for construction projects for Harris County, Texas, as permitted under Section 2258.022 of the Texas Government Code. After discussion on the matter, Director

Schlachter moved that the updated DOL wage rate scales for Harris County, Texas be adopted as the District's prevailing wage rate scale for construction projects, and that the Resolution Adopting Prevailing Wage Rate Scale for Construction Projects attached hereto as **Exhibit H** be adopted by the Board. Director Guderian seconded said motion, which unanimously carried.

ANNUAL REVIEW OF CONNECTION CHARGES

Mr. Gutowsky next reported on BGE's review of the connection charges for the purchase of capacity in Master Facilities under the Master Facilities Contract among the District and Harris County Municipal Utility District Nos. 418, 419, 489, 490, 491 and 492. In connection therewith, he noted that BGE is recommending increases to the base water and sanitary sewer connection charges and the sanitary sewer zone charges, as reflected on the recommendation letter presented, a copy of which is attached hereto as **Exhibit I**. Mr. Schwartz then presented to the Board a Resolution Regarding Review of Connection Charge Under Master Facilities Contract, included under **Exhibit I**. After discussion, Director Schlachter moved that the Resolution Regarding Review of Connection Charge Under Master Facilities Contract be approved, as presented, and the President be authorized to execute same on behalf of the Board and the District. Director Guderian seconded said motion, which unanimously carried.

STATUS OF THE DISTRICT'S UNLIMITED TAX BONDS, SERIES 2025 (THE "SERIES 2025 BONDS") AND BOND APPLICATION REPORT NO. 1 ("BAR NO. 1")

The Board considered the proposed issuance of the District's Series 2025 Bonds. In connection therewith, Mr. Schwartz advised that BAR No. 1 is currently under review by the District's consultants and that it is anticipated that BAR No. 1 will be filed with the Texas Commission on Environmental Quality by early April. Following discussion, it was noted that no action was required by the Board at this time in connection with the Series 2025 Bonds.

SUBMERGED STORM SEWER AGREEMENTS

The Board deferred consideration of Submerged Storm Sewer Agreements, as it was noted that none were presented for approval.

STREET LIGHT LETTER AGREEMENTS

The Board deferred consideration of Street Light Letter Agreements, as it was noted that none were presented for approval.

GARBAGE COLLECTION SERVICES

The Board deferred discussion regarding the District's garbage and recycling collection, as it was noted that no representative of Republic Services, Inc. was present.

UTILITY COMMITMENTS

Mr. Schwartz advised that there were no new requests for commitments received.

BRIDGELAND WATER AGENCY

Mr. Schwartz provided the Board with a brief update on Agency matters, and noted that the annual Bridgeland document shred event has been scheduled for May 17, 2025 and that scheduling is underway for a hazardous e-waste event and a pool safety event. Mr. Schwartz also reported that the Agency is considering taking over management of the Flock license plate reader contract (the "Flock Contract") for the Bridgeland community. Following discussion, it was noted that the District was in agreement with assignment of the Flock Contract to the Agency. No action was required by the Board in connection with Agency matters at this time.

WEBSITE UPDATES

Mr. Schwartz presented to and reviewed with the Board the Communications Report dated February 25, 2025, prepared by Touchstone District Services, LLC, a copy of which is attached hereto as **Exhibit J**. Ms. Burkhalter noted that she was unable to view the District's annual operating budget for fiscal year ending on May 31, 2025 (the "Budget") on the District's website. Following discussion, the Board requested that Mr. Medina and SPH coordinate with Touchstone to post the Budget on the District's website. It was noted that no action was required by the Board in connection with the Communications Report at this time.

DEVELOPER'S REPORT

Ms. Baker presented to and reviewed with the Board the home inventory report through January 2025, as prepared by the Bridgeland Development, LP (the "Developer"), a copy of which is attached hereto as **Exhibit K**. It was noted that no action was required by the Board in connection with such report.

RENEWAL OF DISTRICT INSURANCE COVERAGES

Mr. Schwartz reported to the Board that the District's current insurance coverage through Arthur J. Gallagher & Co. ("Gallagher"), will expire on March 31, 2025. He then presented to and reviewed with the Board a renewal proposal from Gallagher, a copy of which is attached hereto as **Exhibit L**. He reported that the quoted premium for 2025-2026 is \$3,620, compared to the premium for 2024-2025, which was \$3,570. Following discussion, it was moved by Director Schlachter, seconded by Director Guderian and unanimously carried that the renewal proposal be accepted and that the President be authorized to execute same on behalf of the Board and the District.

PROPOSED ANNEXATIONS

The Board considered the status of annexation of the 154 acres (the "Rue Tract") and the adjacent 168 acres (the "Hornberger Tract") as previously requested by TPHTL House Hahl, LLC ("TPHTL"). Mr. Schwartz advised that SPH is finalizing the consent petition to be submitted to the City of Houston. It was noted that no action was required by the Board in connection with this

matter.

ATTORNEY'S REPORT

The Board next considered the attorney's report. In connection therewith, Mr. Schwartz noted that he had no additional matters of a legal nature to discuss, which had not already been discussed.

FUTURE AGENDA ITEMS

The Board considered items for placement on future agendas. No specific agenda items, other than routine and ongoing matters and those discussed above, were requested.

ADJOURNMENT

There being no further business to come before the Board, on motion made by Director Schlachter, seconded by Director Guderian and unanimously carried, the meeting was adjourned.



Assistant Secretary 

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 493

LIST OF ATTACHMENTS TO MINUTES

February 25, 2025

Exhibit A	Bookkeeper's Report
Exhibit B	Veteran's Memorial Proposal
Exhibit C	Tax Assessor Collector's Report
Exhibit D	Delinquent Tax Report
Exhibit E	Resolution Concerning Developed District Status for 2025 Tax Year
Exhibit F	Operations and Maintenance Report
Exhibit F	Engineer's Report
Exhibit H	Resolution Adopting Prevailing Wage Rate Scales for Construction Projects
Exhibit I	Resolution Regarding Review of Connection Charge Under Master Facilities Contract; Recommendation Letter
Exhibit J	Communications Report
Exhibit K	Developer's Home Inventory Report
Exhibit L	2025-2026 Accepted Insurance Proposal