

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 489

NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the above captioned District will hold a regular meeting at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas, 77056, said address being a meeting place of the District.

The meeting will be held on Monday, October 21, 2024, at 11:00 a.m.

The Board shall consider and discuss the following matters and take any action appropriate with respect to such matters:

1. Public comments;
2. Review and approval of the minutes of the meetings of the Board of Directors held September 16, 2024, and October 9, 2024;
3. Bookkeeper's report, including financial and investment reports and the payment of invoices presented;
4. Status of compliance by the District with Texas Government Code, Chapter 2265, relative to energy reporting;
5. Annual review of Amended Order Establishing Policy for Investment of District Funds and Appointing Investment Officer, and adoption of Resolution and amended Order in connection therewith;
6. Receive Tax Assessor-Collector report and approve payment of invoices presented and moving of accounts to uncollectible roll;
7. Report on legal action taken by the District's delinquent tax collections attorney, authorize foreclosure proceedings, installment agreements, and the filing of proofs of claim;
8. Conduct a public hearing regarding the adoption of the District's 2024 tax rate;
9. Levy of the District's 2024 debt service and maintenance tax rates, and the adoption of an Order in connection therewith;
10. Approval and execution of an Amendment to the Third Amended and Restated District Information Form;
11. Preparation and filing of continuing disclosure report for fiscal year ended May 31,

2024 (due November 30, 2024);

12. Operator's Report, including:
 - a) Monthly report;
 - b) Status of compliance with permits;
 - c) Repair and maintenance of District facilities, including air scouring and televising program, and review and discuss results of same;
 - d) Disposition of delinquent utility accounts and referral of accounts for collection, including discussion regarding adjustment of customer security deposit and proposed Rate Order amendment related to same;
 - e) Appeals of District charges and consideration of customer comments;
 - f) Discussion regarding installation of smart meters;
 - g) Review and discuss EyeOnWater leak detection report and authorize any action necessary in connection therewith; and
 - h) Builder stormwater controls, damages to District facilities, and issuance of fines and penalties for non-compliance;

13. Status of Garbage and Recycling Collection services;

14. Status of review of drought contingency plan and water conservation plan and adoption of amendments as appropriate, including the adoption of a Resolutions regarding review of said plans, consider comments and input from the public, authorize publication of notice, as required, authorize filing of same with Texas Commission on Environmental Quality;

15. Engineer's Report, including:
 - a) Authorize the design and/or advertisement for bids for the construction of facilities within the District, and approval of related Storm Water Pollution Prevention Plans;
 - (i) Westgreen Boulevard at Parkland Crossing Traffic Signal;
 - b) Authorize the award of construction contracts or concurrence of award of contracts for the construction of facilities within the District;
 - c) Status of construction of water, sewer and drainage facilities and paving to serve land within the District, including the approval of any pay estimates and/or change orders, and acceptance by Harris County of streets for maintenance, including:
 - (i) Mason Road, Section 7, water, sanitary sewer, drainage & paving – Uinitas Construction, Inc.;
 - (ii) Town Center South Traffic Signals – Third Coast Services, LLC;
 - (iii) Mason Road Section 6, water, sanitary sewer, drainage & paving – Sequiera Civil Construction, LLC dba SC2;
 - (iv) Prairie Refuge Crossing, water, sanitary sewer, drainage & paving – Millis Equipment, LLC; and
 - (v) Westgreen Boulevard at Parkland Crossing Traffic Signal – Deco Contractors, Inc.;

- d) Authorizing the design, advertisement, or award of construction contracts or concurrence in the award of contracts for the construction of recreational facilities within the District, including:
 - (i) Mason Road Section 7 Medians Only Landscaping;
- e) Status of construction of recreational facilities to serve land within the District, and the approval of any pay estimates and/or change orders, including:
 - (i) Parkland Village, Section 57 Amenity and Neighborhood Park Landscape Improvements – Landscape Art, Inc.;
 - (ii) Parkland Village Section 49 Park Landscaping – Tellepsen Builders;
 - (iii) Bridgeland Westgreen Road Medians (Summer Camp to South Property Line) – Allgreen Associates;
 - (iv) Parkland Village Section 61 Landscape Improvements – Shooter & Lindsey, Inc.; and
 - (v) Mason Road, Section 6 Landscape Improvements – Gulf Coast Landscape Services, Inc.;
- f) Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District, and acceptance of facilities for operation and maintenance purposes, including:
 - (i) Conveyance of Facilities - Foundry Church 45' BLMZ Landscaping;
 - (ii) Conveyance of Facilities - Parkland Village, Section 52 Landscaping;
 - (iii) Conveyance of Facilities - Parkland Village, Section 46 Landscaping;
 - (iv) Conveyance of Facilities - Parkland Village Lift Station No. 8;
 - (v) Conveyance of Facilities - Starling Apartments BLMZ Landscaping;
 - (vi) Conveyance of Facilities - Parkland Village Section 49 Landscape Improvements;
 - (vii) Conveyance of Facilities – Mason Road at Lake Meridian Drive Traffic Signal;
 - (viii) Conveyance of Facilities - Parkland Village Sections 43/51 Neighborhood Park; and
 - (ix) Conveyance of Facilities - Parkland Village Section 54 Landscaping;
- g) Status of storm sewer and street acceptances by Harris County; and
- h) General engineering matters, including:
 - (i) Traffic study related to signalization of intersection of Tuckerton Road and Copper Breaks Crossing;
 - (ii) Design and construction of pathway along Mason Road between Tuckerton Road and Bridge Creek Terrace Drive;

16. Discuss status of the issuance of the District's proposed Series 2024 Bonds and Series 2024A Park Bonds;


17. Issuance of utility commitment letters, status of pending commitment letters, and payment of tap fees;
18. Status of law enforcement services within the District, and authorize any action necessary in connection therewith;
19. Status of committee discussions regarding emergency matters;
20. Discuss updates and revisions to District website;
21. Matters related to the Bridgeland Water Agency (the "Agency") and directives to the District's Trustee and Alternate(s);
22. Developer's Report, including preparation of potential site for an administration building;
23. Matters relative to Bridgeland Council, Inc.;
24. Matters relative to Parkland Village Homeowners' Association;
25. Attorney's Report;
26. Conduct closed session pursuant to Texas Government Code, Section 551.071 (consultation with attorney) and/or Texas Government Code Section 551.072 (acquisition of real property interests);
27. Reconvene in open session and approve of letter to Harris County Municipal Utility District No. 419 regarding acquisition of property; and
28. Matters for possible placement on future agendas.

(SEAL)

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SCHWARTZ, PAGE & HARDING, L.L.P.

By: 
 Mitchell G. Page
 Attorneys for the District

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (713) 623-4531 at least three business days prior to the meeting so that appropriate arrangements can be made.