

## **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, May 19, 2025, 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 meeting of the Board of Directors held April 21, 2025;
3. Bookkeeper's report, including financial and investment reports and the payment of invoices presented;
4. Engagement of auditor to audit the District's financial statements and prepare the District's audit report for fiscal year ending May 31, 2025;
5. Receive Tax Assessor-Collector report and approve payment of invoices presented and moving of accounts to uncollectible roll;
6. 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;
7. Approval of Unclaimed Property Report(s) as of March 1, 2025 and authorize bookkeeper and tax assessor-collector to file Report(s) with State Comptroller prior to July 1, 2025;
8. Veteran's Memorial Park by Harris County Water Control and Improvement District No. 157, and District cost participation towards same;
9. Adoption of operating budget for fiscal year ending May 31, 2026;
10. 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;
  - 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;
  - h) Builder stormwater controls, damages to District facilities, and issuance of fines and penalties for non-compliance; and
  - i) Discussion regarding facility landscape maintenance services;
11. Review and approval of the annual Consumer Confidence Report and authorize Operator to provide such report to the District's website provider and distribute same to District customers;
12. Status of Garbage and Recycling Collection services;
13. 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;
  - 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 – Unitas Construction, Inc.;
    - (ii) Town Center South Traffic Signals – Third Coast Services, LLC;
    - (iii) Prairie Refuge Crossing, water, sanitary sewer, drainage & paving – Millis Equipment, LLC; and
    - (iv) 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;
  - 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) Bridgeland Westgreen Road Medians (Summer Camp to South Property Line) – Allgreen Associates;
    - (iii) Parkland Village Section 61 Landscape Improvements – Shooter & Lindsey, Inc.; and


- (iv) Mason Road Section 7 Medians Only Landscaping – Texas Wall Systems, LLC;
  - 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 – Mason Road at Lake Meridian Drive Traffic Signal;
    - (vii) Conveyance of Facilities - Parkland Village Sections 43/51 Neighborhood Park;
    - (viii) Conveyance of Facilities - Parkland Village Section 54 Landscaping;
    - (ix) Conveyance of Facilities - Mason Road Section 6, Water, Sanitary Sewer, Drainage & Paving;
    - (x) Conveyance of Facilities - Mason Road, Section 6 Buffer Landscape Improvements;
    - (xi) Conveyance of Facilities - Parkland Village Section 49 Park Landscape Improvements; and
    - (xii) Ratify approval of Easements to serve Parkland Row Reserve Section 2;
  - g) Status of storm sewer and street acceptances by Harris County; and
  - h) General engineering matters, including:
    - (i) Status of installation of signalization at intersection of Tuckerton Road and Copper Breaks Crossing; and
    - (ii) Design, bidding, and award of contract for construction of pathway along Mason Road between Tuckerton Road and Bridge Creek Terrace Drive;
14. Status of preparation and submittal of the bond application report for the proposed Series 2025 Bonds, and Series 2025A Park Bonds to the Texas Commission on Environmental Quality;
  15. Issuance of utility commitment letters, status of pending commitment letters, and payment of tap fees;
  16. Discuss updates and revisions to the District website;
  17. Matters related to the Bridgeland Water Agency (the "Agency") and directives to the District's Trustee and Alternate(s), including;

- a) Budget for the Agency's fiscal year ending May 31, 2026;
  - b) Standard operating procedures for handling of tickets submitted to the Agency;
  - c) Addition of patrols to contract with the Harris County Constable, Precinct 5, for upcoming contract term; and
  - d) Assignment of the District's contract with Flock Security to the Agency;
18. Developer's Report;
19. Matters relative to Bridgeland Council, Inc. and/or Parkland Village Homeowners' Association;
20. Consider approval of agreement with Harris County Municipal Utility District No. 419 regarding administrative facility site;
21. Attorney's Report;
22. Continue discussion of customer service and performance issues related to District operations;
23. Schedule of future Board meetings; and
24. Matters for possible placement on future agendas.

(SEAL)



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.***