

## 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, August 19, 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 meeting of the Board of Directors held July 15, 2024;
3. Bookkeeper's report, including financial and investment reports and the payment of invoices presented;
4. Receive Tax Assessor-Collector report and approve payment of invoices presented and moving of accounts to uncollectible roll;
5. 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;
6. Operator's Report, including:
  - a) Monthly report;
  - b) Status of compliance with permits;
  - c) Repair and maintenance of District facilities;
  - 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) Status of air scouring and televising program, and review and discuss results of same;
  - h) Builder stormwater controls and issuance of fines and penalties for non-compliance; and
  - i) Review and discuss EyeOnWater leak detection report and authorize any action necessary in connection therewith;
7. Status of Garbage and Recycling Collection services;

8. 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;
  
9. 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 – Unitas 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 43/51 Neighborhood Park – Texas Wall and Landscaping;
    - (iii) Parkland Village Section 54 Landscaping – Shooter and Lindsey;
    - (iv) Parkland Village Section 49 Park Landscaping – Tellepsen Builders;
    - (v) Bridgeland Westgreen Road Medians (Summer Camp to South Property Line) – Allgreen Associates;
    - (vi) Parkland Village Section 61 Landscape Improvements – Shooter & Lindsey, Inc.; and
    - (vii) 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) Assignment of Storm Sewer Easement (Bridgeland Day Care Site – 0.3351 Acre) from Harris County Municipal Utility District No. 419; and
  - (ix) Consider approval of Consent to Encroachment and Indemnity Agreement with Gleannloch Farms 18, LLC, and authorize acknowledgement of TEC Form 1295 in connection therewith;
- g) Status of storm sewer and street acceptances by Harris County;
10. Status of Bond Application Report No. 7 submitted to the Texas Commission on Environmental Quality in connection with the District's proposed Series 2024 Water, Sewer and Drainage Bonds and Series 2024A Park Bonds;
11. Issuance of utility commitment letters, status of pending commitment letters, and payment of tap fees;
12. Status of law enforcement services within the District, and discuss status of safety committee and coordination with Harris County Constable, Precinct 5 and Bridgeland Council, Inc. regarding patrols within Bridgeland; status of procurement and donation of all-terrain vehicle to Harris County Constable, Precinct 5, and authorize any action necessary in connection therewith;
13. Status of committee discussions regarding emergency matters;
14. Discuss updates and revisions to District website;
15. Matters related to the Bridgeland Water Agency (the "Agency") and directives to the District's Trustee and Alternate(s);
16. Developer's Report;
17. Matters relative to Bridgeland Council, Inc.;

18. Matters relative to Parkland Village Homeowners' Association;
19. Attorney's Report; and
20. Matters for possible placement on future agendas.

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

(SEAL)

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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.*