

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, February 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 January 15, 2024;
3. Accept resignation of Director Poe from the Board of Directors;
4. Appointment of new Director to fill the vacancy on the Board of Directors, including the following matters:
 - a) Acceptance of Qualification Statement, Bond, Oath of Office, Affidavit of Current Director and Election Not to Disclose Certain Information of new Director;
 - b) Election of officers of Board of Directors;
 - c) Approval of amended District Registration Form relative to the above;
 - d) Authorize preparation and maintenance of a local government officers list in connection with conflict of interest disclosure requirements;
 - e) Discuss training requirements memorandum for new Director pursuant to the Texas Open Meetings Act and the Texas Public Information Act, and the procedures for compliance with same; and
 - f) Discuss conflicts disclosure statement reporting requirements memorandum for new Director;
5. Bookkeeper's report, including financial and investment reports and the payment of invoices presented;
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. Adoption of Resolution Concerning Developed District Status for 2024 Tax Year;

9. Review and approval of proposals relative to renewal of the District's general liability, umbrella liability, property, boiler and machinery, director and officer liability, and pollution liability insurance coverage for policies expiring March 31, 2024;
10. Review of annual survey of wage rate scales and consider adoption of Resolution Adopting Prevailing Wage Rate Scale for Construction Projects;
11. 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;
12. Status of Garbage and Recycling Collection services, including approval of contract amendment for additional heavy trash 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) Traffic Signal Installation at Mason Road and Lake Meridian Drive – Traf-Tex, Inc.;
 - (iii) Town Center South Traffic Signals – Third Coast Services, LLC;
 - (iv) Mason Road Section 6, water, sanitary sewer, drainage & paving - Sequiera Civil Construction, LLC dba SC2; and
 - (v) Prairie Refuge Crossing, water, sanitary sewer, drainage & paving – Millis Equipment, LLC;
 - 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; and
 - (vi) Parkland Village Section 61 Landscape Improvements - Shooter & Lindsey, 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 Westgreen 6 Reserves Landscaping;
 - (vii) Conveyance of Facilities - Parkland Village Section 55 and Neighborhood Park Landscaping;
 - (viii) Conveyance of Facilities - Parkland Village Section 60 Landscape Improvements;
 - (ix) Conveyance of Facilities - Parkland Village Section 49 Landscape Improvements; and
 - (x) Conveyance of Facilities - Parkland Village Section 58 Landscape Improvements;
- g) Status of storm sewer and street acceptances by Harris County;
14. Conduct annual review of Connection Charge calculations prepared by Harris County Municipal Utility District No. 418 (the "Master District") pursuant to that certain Contract for Financing, Operation and Maintenance of Master Water and Sanitary Sewer Facilities by and between the District and the Master District, and adoption of a Resolution regarding same;
15. Discuss status of preparation and filing of Bond Application Report to be submitted to the Texas Commission on Environmental Quality for proposed Series 2024 Water, Sewer and Drainage Bonds and Series 2024A Park Bonds;
16. Issuance of utility commitment letters, status of pending commitment letters, and payment of tap fees;
17. 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, including status of installation of license plate reader cameras;


18. Status of committee discussions regarding emergency matters;
19. Discuss updates and revisions to District website, including review of proposal from Touchstone District Services for the District's website services and authorize any action necessary in connection therewith;
20. Matters related to the Bridgeland Water Agency and directives to the District's Trustee and Alternate(s);
21. Developer's Report;
22. Matters relative to Bridgeland Council, Inc.;
23. Matters relative to Parkland Village Homeowners' Association;
24. Status of Trace Air flyover of Bridgeland community on or about January 1, 2024, and discuss results of same;
25. Review of Fifth Year Report prepared by Arbitrage Compliance Specialists, Inc. for the District's \$5,000,000 Unlimited Tax Road Bonds, Series 2018, and authorize any action necessary in connection therewith;
26. Approval of Joint Election Agreement;
27. Attorney's Report; and
28. Matters for possible placement on future agendas.

(SEAL)

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

By: 
Joseph M. Schwartz
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.