

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, November 18, 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, October 21, 2024 and October 31, 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. Preparation and filing of continuing disclosure report for fiscal year ended May 31, 2024 (due November 30, 2024);
7. Status of issuance of the District's \$14,100,000 Unlimited Tax Bonds, Series 2024 (the "WS&D Bonds"), and the District's \$17,540,000 Unlimited Tax Park Bonds, Series 2024A (the "Park Bonds", and, together with the WS&D Bonds, the "Bonds"), including:
 - a) Review and approval of agreed-upon procedures in connection with developer reimbursement, and consider authorizing disbursement of proceeds of the Bonds in accordance therewith;
 - b) Review, approval and authorizing the filing of Internal Revenue Service Form 8038-G relative to the Bonds;
 - c) Review and discussion of correspondence from bond counsel regarding expenditure and investment of proceeds of the Bonds and Internal Revenue Service restrictions on same;
 - d) Authorize execution of an Amendment to the District's Third Amended and Restated District Information Form relative to the issuance of the Bonds;

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- e) Act upon any other matters in connection with the issuance of the Bonds, including the approval and execution of various closing documents and authorization for Bond Counsel to approve closing on the sale of the Bonds;
8. 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; and
 - h) Builder stormwater controls, damages to District facilities, and issuance of fines and penalties for non-compliance;
9. Amendment of the District's Rate Order for adjustment of customer security deposits;
10. Status of Garbage and Recycling Collection services;
11. 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;
12. 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) 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) 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 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 - 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;
 - (ix) Conveyance of Facilities - Parkland Village Section 54 Landscaping;
 - (x) Conveyance of Facilities - Mason Road Section 6, Water, Sanitary Sewer, Drainage & Paving; and
 - (xi) Conveyance of Facilities - Mason Road, Section 6 Buffer Landscape Improvements;
- 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 and construction of pathway along Mason Road between Tuckerton Road and Bridge Creek Terrace Drive;
- 13. Issuance of utility commitment letters, status of pending commitment letters, and payment of tap fees;
- 14. Status of law enforcement services within the District, and authorize any action necessary in connection therewith;
- 15. Status of committee discussions regarding emergency matters;
- 16. Discuss updates and revisions to District website;
- 17. Matters related to the Bridgeland Water Agency (the "Agency") and directives to the District's Trustee and Alternate(s);
- 18. Developer's Report;
- 19. Matters relative to Bridgeland Council, Inc.;
- 20. Matters relative to Parkland Village Homeowners' Association;
- 21. Review of Fifth Year Report prepared by Arbitrage Compliance Specialists, Inc. for the District's \$11,200,000 Unlimited Tax Bonds, Series 2019, and authorize any action necessary in connection therewith;
- 22. Attorney's Report, including:
 - a) Discussion regarding the EPA's final National Primary Drinking Water Regulation for PFAS; and
 - b) Authorize attorney to file Eminent Domain Report with the Texas Comptroller of Public Accounts prior to February 1, 2025, pursuant to §2206.154, Texas Government Code; and
- 23. 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.