

## HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 489

### AMENDED 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, April 15, 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 March 18, 2024;
3. Bookkeeper's report, including financial and investment reports and the payment of invoices presented;
4. Consider review and approval of draft operating budgets for Fiscal Year ending May 31, 2024, 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 (the "Master Facilities Contract") by and between the District and the Master District;
5. Receive Tax Assessor-Collector report and approve payment of invoices presented and moving of accounts to uncollectible roll;
6. Adoption of Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes and authorize the delinquent tax attorney to pursue the collection of delinquent real property taxes beginning July 1, 2024, including the filing of lawsuits, as necessary;
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. 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;
  - i) Review and discuss EyeOnWater leak detection report and authorize any action necessary in connection therewith;
  - j) Authorize operator to prepare draft Consumer Confidence Report for review by Board of Directors; and
  - k) Operator's annual report regarding status of the District's Identity Theft Prevention Program ("Program"), including discussion of Program compliance, staff training, effectiveness and suggested changes;
9. Status of Garbage and Recycling Collection services;
10. 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;
11. 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) 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 Section 60 Landscape Improvements; and
    - (vii) Conveyance of Facilities - Parkland Village Section 49 Landscape Improvements; and
  - g) Status of storm sewer and street acceptances by Harris County;
12. 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, including approval of Sixth Supplemental Agreement with Harris County Municipal Utility District No. 418 for capacity in Master Facilities for 200 additional connections;
  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 discuss status of safety committee and coordination with Harris County Constable, Precinct 5 and Bridgeland Council, Inc. regarding patrols within Bridgeland; discussion regarding procurement and donation of all-terrain vehicle to Harris County Constable, Precinct 5, and authorize such procurement and execution of donation agreement with Harris County;


15. Status of committee discussions regarding emergency matters;
16. Discuss updates and revisions to District website;
17. Matters related to the Bridgeland Water 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. Attorney's Report;
22. Convene in Executive Session to consult with the District's attorney pursuant to Section 551.071, Texas Government Code;
23. Reconvene in Open Session and authorize any action resulting from matters discussed in Executive Session; and
24. 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.***