

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 489  
NOTICE OF SPECIAL 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 special public meeting at 1300 Post Oak Boulevard, Suite 1400, Houston, Texas 77056, said address being an office and meeting place of the District.

The meeting will be held on Monday, April 17, 2017, at 12:00 Noon.

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04/13/2017 PERSONAL  
\$9.00 MPR - NOTICE MTG

The Board shall consider and discuss the following matters and take any action appropriate with respect to such matters:

1. Review and approval of the minutes of the meeting of the Board of Directors held on March 20, 2017;
2. Bookkeeper's report, including financial and investment reports, and authorizing the payment of invoices presented;
3. Review and approval of Harris County Municipal Utility District No. 418 draft budget for fiscal year ending May 31, 2018, for joint water plant account and joint sewer plant account;
4. Tax Assessor-Collector's Report, and authorize any action necessary or appropriate in connection therewith;
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. 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, 2017, including the filing of lawsuits, as necessary;
7. Operator's report, including:
  - a) monthly report;
  - b) status of compliance with permits;
  - c) repair and maintenance of District facilities;
  - d) referral of accounts for collection; and
  - e) appeals of District charges and consideration of customer comments;
8. Adoption of Order Regulating the Introduction of Wastewater into the Sanitary Sewer System of the District;
9. Adoption and submission of Emergency Preparedness Plan to Texas Commission on Environmental Quality relative to compliance with requirements of §13.1395, Texas Water Code;
10. Amendment to District Rate Order, and authorize any additional action in connection therewith;

## 11. Engineer's report, including:

- a) Authorize the design and/or advertisement for bids for the construction of facilities within the District, and approving of related Storm Water Pollution Prevention Plans, including:
  - (i) Parkland Village, Sections 9, 10, 11, 12, 13, and 14 - water, sanitary sewer, drainage & paving;
- b) Authorize the award of construction contracts or concurrence of award of contracts for the construction of facilities within the District, including:
  - (i) Parkland Village, Section 7 - water, sanitary sewer, drainage & paving;
  - (ii) Parkland Village, Section 8 - water, sanitary sewer, drainage & paving;
  - (iii) Traffic Signal at Bridgeland Creek Parkway at Creekside Bend Boulevard;
  - (iv) Traffic Signal at Bridgeland Creek Parkway at Josey Ranch Road and Westgreen Boulevard;
  - (v) Traffic Signals at Mason Road and CFISD High School Drop-Off Driveway, Mason Road at CFISD High School Parking Lot Driveway, and Mason Road at Bridgeland Creek Parkway;
  - (vi) Parkland Village, Section 6 - water, sanitary sewer, drainage & paving;
  - (vii) Westgreen Boulevard, Section 3 - water, sanitary sewer, drainage & paving;
  - (viii) Westgreen Boulevard, Section 4 - water, sanitary sewer, drainage & paving;
  - (ix) Tuckerton Road, Section 1 - water, sanitary sewer, drainage & paving;
  - (x) First Bend, Section 14 - water, sanitary sewer, drainage & paving; and
  - (xi) Parkland Collector Roads - water, sanitary sewer, drainage & paving;
- 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) Westgreen Boulevard, Section 1 - water, sanitary sewer, drainage & paving by Kenneth Lamb Construction Co., Ltd.;
  - (ii) Bridgeland Creek Parkway, Section 4 - water, sanitary sewer, drainage & paving by Bay Utilities, LLC;
  - (iii) Mason Road Street Dedication, Section 1 by Lischka Utilities, LLC;
  - (iv) Mason Road Street Dedication, Section 2 by Kenneth Lamb Construction Co., Ltd.;
  - (v) Bridgeland Creek Parkway, Section 5 - water, sanitary sewer, drainage & paving by Bay Utilities, LLC;
  - (vi) Parkland Village, Section 1 - water, sanitary sewer, drainage & paving by Bay Utilities, LLC;
  - (vii) Parkland Village, Section 2 - water, sanitary sewer, drainage & paving by Bay Utilities, LLC;
  - (viii) Parkland Village, Section 3 - water, sanitary sewer, drainage & paving by Lischka Utilities, LLC;
  - (ix) Parkland Village, Section 4 - water, sanitary sewer, drainage & paving by Bay Utilities, LLC;
  - (x) Summit Point Crossing Street Dedication - water, sanitary sewer, drainage & paving by Clearwater Utilities, LLC;

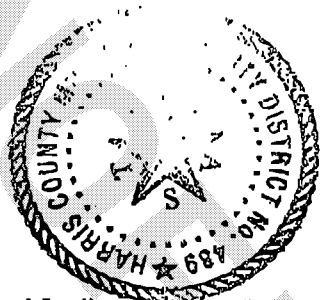
- (xi) Parkland Village, Section 5, Parkland Crossing, Section 1, Westgreen Boulevard, Section 2 – water, sanitary sewer, drainage & paving by Monarch Civil Constructors, LLC; and
  - (xii) Bridgeland Creek Parkway Street Dedication, Section 6 – water, sanitary sewer, drainage & paving – Jaho, Inc.;
  - (xiii) Bridgeland High School Drive – water, sanitary sewer, drainage & paving – Bay Utilities, LLC; and
  - (xiv) Traffic Signals at Mason Road and CFISD High School Drop-Off Driveway, Mason Road at CFISD High School Parking Lot Driveway, and Mason Road at Bridgeland Creek Parkway – Vaca Underground Construction;
- 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) Bridgeland Creek Parkway Phase V Median Streetscape Landscape Improvements; and
    - (ii) Mason Road Median Streetscape Landscape Improvements;
  - e) Status of construction of recreational facilities to serve land within the District, and the approval of any change orders, including:
    - (i) Bridgeland Creek Parkway Phase IV Median Streetscape 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) Offsite easements to serve Parkland Village, Sections 11 and 12;
  - g) Status of Storm Water Quality Permits; and
  - h) Status of storm sewer and street acceptances by Harris County;
- 12. Approval of Submerged Storm Sewer Agreement with Harris County for (i) Parkland Village, Section 10, and (ii) Parkland Village, Section 11, 12, and 13;
  - 13. Issuance of utility commitment letters, status of pending commitment letters, and payment of tap fees;
  - 14. Developer's report;
  - 15. Attorney's report;
  - 16. Status of condemnation proceedings, including approval of payments to mineral owners, as applicable, and conduct closed session pursuant to Texas Government Code, Section 551.071 (consultation with attorney) and/or Texas Government Code Section 551.072 (acquisition of real property interests); and

17. Matters for possible placement on future agendas.

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

By: Joseph M. Schwartz / sy  
Joseph M. Schwartz  
Attorneys for the District

(SEAL)



*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.*

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**RECORDER'S MEMORANDUM:**

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

Stan Stewart  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

2017 APR 13 PM 3:01

FILED