

UDN  
(3)

1499653  
01/25/2023 PERSONAL  
\$9.00 MPR - NOTICE MTG

## NOTICE OF MEETING

### HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 495

Notice is hereby given that the Board of Directors of Harris County Municipal Utility District No. 495 will hold a regular meeting on **Wednesday, February 1, 2023, at 10:00 a.m.**, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Brazos Room, Houston, Texas, to discuss and, if appropriate, act upon the following items:

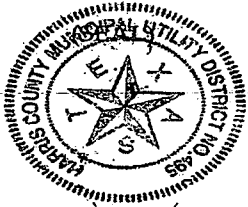
1. Public comment.
2. Patrol services report.
3. Discuss homeowner association and management company matters.
4. Approve minutes.
5. Authorize auditor to conduct audit for fiscal year ending February 28, 2023.
6. Discuss Association of Water Board Directors winter conference, approve reimbursement of eligible expenses, and authorize attendance at summer conference.
7. Financial and bookkeeping matters, including payment of the bills and review of investments.
8. Adopt budget for fiscal year end February 28, 2024.
9. Tax assessment and collections matters, including delinquent tax collections, installment agreements, and payment of tax bills.
10. Adopt Resolution Requesting Appraisal of Property and Certificate of Estimated Appraised Value.
11. Adopt Resolution Concerning Exemptions from Taxation.
12. Discuss garbage collection matters and amendment to Residential Solid Waste Collection Contract with Best Trash.
13. Operation of District facilities, billings, repairs, and maintenance.
14. Hearing on termination of water and sewer service to delinquent customers and authorize termination of service.
15. Engineering matters, including:
  - a. authorize engineer to design facilities in the service area;
  - b. approve plans and specifications and authorize advertisement for bids in the service area, including:
  - c. review bids, award contracts for facilities in the service area, including:
    - i. water, sewer and drainage facilities to serve Katy Manor South Section 6.

- d. approve pay estimates, time extensions, change orders, final pay estimate and certificate of completion and acceptance and addition of facilities to critical load lists and insurance, if necessary, for facilities in the service area, including:
  - i. Phase 3 Detention to serve Katy Manor South; and
  - ii. Water Plant No. 2, Phase 2 Expansion.
- e. other engineering matters, including:
  - i. update on Bergamo Vista projects;
  - ii. approve agreements with Harris County, including MUD Maintenance Agreements, Submerged Storm Sewer Agreements and Interlocal Agreements;
  - iii. update on miscellaneous engineering matters, including authorizing the sale of District property to Harris County for the Roland Road and Related Infrastructure Drainage Improvements projects and execution of all documents related to the sale; and
  - iv. update on bond application no. 7.
- 16. Landscaping and park facilities, including preparation of plans and specifications, approval of plans and specifications, advertisement for bids, bid review, contract award, pay estimates, and change orders, and accept project.
- 17. Electricity services matters, including approval of contract amendments and service and meter requests.
- 18. West Harris County Regional Water Authority matters, including Right of Entry Agreement for AMR and legal conflicts waiver.
- 19. Maintenance, operation and repair of District detention/drainage facilities and other District property, including Maintenance Agreements, Second Amended and Restated Maintenance Agreement with The Community Association of King Crossing, Inc., Non-Potable Water Agreements, Resolution Adopting Policy Regarding Non-Potable Water Use, review proposals, and Services Agreements.
- 20. Utility Deeds.
- 21. Deeds, easements, abandonment of easements, Environmental Site Assessments, consents to encroachment, requests for service or utility commitment letters, approve related Phase I environmental assessment proposals, and legal conflicts waiver.
- 22. Attorney's report, including:
  - a. Emergency Water Supply Agreement;
  - b. cost sharing agreements;
  - c. financing and reimbursement agreements, amendments thereto, and assignments; and

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) 860-6400 at least three business days prior to the meeting so that appropriate arrangements can be made.

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- d. annexation matters, including annexation requests, letter agreements, annexation feasibility reports, accept Petition for Addition of Certain Land, authorize execution and filing of Petition for Consent to Annex Land, adopt Order Adding Land, authorize execution of Amendment to Information Form, accept Waiver of Special Appraisal, and authorize execution of Developer Financing Agreement, as appropriate.
23. Receive report on development in the District.
24. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney to discuss pending or contemplated litigation, or a settlement offer.
25. Reconvene in Open Session and authorize appropriate action regarding pending or contemplated litigation, or a settlement offer.
26. Convene in Executive Session pursuant to Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease, or value of real property.
27. Reconvene in Open Session and authorize appropriate action regarding the purchase, exchange, lease, or value of real property.



/s/ Katie Sherborne

Attorney for the District

FILED  
2023 JAN 25 PM 2:40  
Jonielle H. Hester  
COUNTY CLERK  
HARRIS COUNTY TEXAS