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02/06/2025 PERSONAL
\$9.00 MPR - NOTICE MTG

NOTICE OF MEETING

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 539

The Board of Directors of Harris Municipal Utility District No. 539 will hold a regular meeting on Wednesday, February 12, 2025, at 9:00 a.m., at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Guadalupe Room, Houston, Texas, to discuss and, if appropriate, act upon the following items:

1. Public comments.
2. Minutes of prior meetings.
3. Authorize auditor to conduct audit for fiscal year end February 28, 2025.
4. Financial and bookkeeping matters, including payment of the bills, review of investments, depository pledge agreements, and amendment of budget.
5. Adopt budget for fiscal year end February 28, 2026.
6. Conduct annual review of Investment Policy and adopt Resolution Regarding Annual Review of Investment Policy.
7. Review, revise, and adopt Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions.
8. Tax assessment and collection matters, including payment of tax bills, installment agreements, delinquent tax collections, depository pledge agreements, and requests for estimates of taxable value.
9. Adopt Resolution Regarding Development Status for 2025 Tax Year.
10. Adopt Resolution Concerning Exemptions from Taxation.
11. Operation of District facilities, including billings, repairs, maintenance, and amendment of Rate Order.
12. Hearing on termination of water and sewer service to delinquent customers and authorize termination of service.
13. Garbage collection and recycling matters.
14. Engineering matters, including:
 - a. authorize design of facilities;
 - b. approve plans and specifications and authorize advertisement for bids for construction of facilities;
 - c. review bids and award contracts for construction of facilities, including:
 - i. paving to serve Anniston, Section 13;
 - ii. paving to serve Anniston, Section 14;
 - iii. paving to serve Anniston, Section 17;
 - iv. remote water well transmission line to serve Anniston;
 - v. water, sewer, and drainage facilities to serve Anniston, Section 15;
 - vi. paving to serve Anniston, Section 15;

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.

- vii. water, sewer, and drainage facilities to serve Anniston, Section 18;
- viii. paving to serve Anniston, Section 18;
- ix. water, sewer, and drainage facilities to serve Anniston, Section 19 and Anniston Groves Way Street Dedication Section 1;
- x. paving to serve Anniston, Section 19 and Anniston Groves Way Street Dedication Section 1;
- xi. water, sewer, and drainage facilities to serve Anniston, Section 20;
- xii. paving to serve Anniston, Section 20; and
- xiii. remote well to serve Anniston;
- d. approve pay estimates, time extensions, change orders, certificates of completion and final acceptance for projects, including:
 - i. water plant, Phase 1;
 - ii. wastewater treatment plant, Phase 1;
 - iii. Anniston Phase 1A and Phase 1B mass grading and drainage;
 - iv. water, sewer, and drainage facilities to serve Anniston, Section 2;
 - v. water, sewer, and drainage facilities to serve Anniston, Section 3;
 - vi. water, sewer, and drainage facilities to serve Anniston, Section 5;
 - vii. water, sewer, and drainage facilities to serve Anniston Reserves, Section 1 including Anniston lift station no. 1 forcemain;
 - viii. Anniston lift station no. 1;
 - ix. paving to serve Anniston, Section 2;
 - x. paving to serve Anniston, Section 3;
 - xi. paving to serve Anniston, Section 5;
 - xii. paving to serve Anniston Reserves, Section 1 and FM 529 Left Turn Lanes;
 - xiii. water, sewer, and drainage facilities to serve Anniston, Section 1;
 - xiv. water, sewer, and drainage facilities to serve Anniston, Section 4;
 - xv. water, sewer, and drainage facilities to serve Anniston, Section 6;
 - xvi. water, sewer, and drainage facilities to serve Anniston, Section 7;
 - xvii. water, sewer, and drainage facilities to serve Anniston, Section 8;
 - xviii. paving to serve Anniston, Section 1;

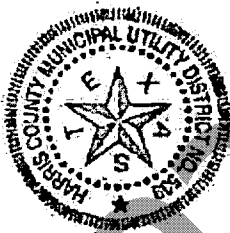
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- xix. paving to serve Anniston, Section 4;
- xx. paving to serve Anniston, Section 6;
- xxi. paving to serve Anniston, Section 7;
- xxii. paving to serve Anniston, Section 8;
- xxiii. lift station no. 3, Phase 1;
- xxiv. water, sewer, and drainage facilities to serve Anniston, Section 9;
- xxv. paving to serve Anniston, Section 9;
- xxvi. water, sewer, and drainage facilities to serve Anniston, Section 11;
- xxvii. water, sewer, and drainage facilities to serve Anniston, Section 12, including lift station no. 2 off-site sanitary sewer and off-site forcemain for lift station no. 3;
- xxviii. water, sewer, and drainage facilities to serve Anniston, Section 10 and Anniston recreation center;
- xxix. lift station no. 2, Phase 1;
- xxx. paving to serve Anniston, Section 10 and parking lot to serve Anniston recreation center;
- xxxi. paving to serve Anniston, Section 11;
- xxxii. paving to serve Anniston, Section 12;
- xxxiii. water, sewer, and drainage facilities to serve Anniston Reserves, Section 5;
- xxxiv. water, sewer, and drainage facilities to serve Anniston, Section 14;
- xxxv. water, sewer, and drainage facilities to serve Anniston, Section 16;
- xxxvi. water, sewer, and drainage facilities to serve Anniston, Section 13;
- xxxvii. wastewater treatment plant, Phase 2;
- xxxviii. water, sewer, and drainage facilities to serve Anniston, Section 17;
- xxxix. paving to serve Anniston Reserves, Section 5; and
 - xl. paving to serve Anniston, Section, 16;
- e. next phase of District facilities;
- f. wastewater discharge permit renewal;
- g. proposals for engineering services;
- h. deeds, easements, plats, surveys, as-built certifications, appraisals, phase I environmental assessments, consents to encroachment, and utility commitment requests; and
- i. update on preparation of bond application no. 1 and adopt Resolution Authorizing Application to the Texas Commission on Environmental Quality for Approval of Project and Bonds.

- 15. Park and recreational facilities matters, including:
 - a. authorize design of facilities;

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- b. approve plans and specifications and authorize advertisement for bids for construction of facilities, including:
 - i. Anniston Phase 1 - Amenity Center;
 - c. review bids and award contracts for construction of facilities;
 - d. approve pay estimates, time extensions, change orders, certificates of completion and final acceptance for projects, including:
 - i. Anniston Entry Package 1 Landscape Improvements;
 - ii. Anniston Entry Package 2 Landscape Improvements;
 - iii. Anniston Phase 1 Package 2 Landscape - Artery & Pond B West Slope;
 - iv. Anniston Phase 1 Package 4 Landscape - Model Home Park & Street Setback;
 - v. Anniston Phase 1 Entry & Monumentation;
 - vi. Anniston Phase 1 Package 3;
 - vii. Landscape Improvements of Anniston, Section 7;
 - viii. Landscape Improvements of Anniston, Section 9; and
 - ix. Landscape Improvements of Anniston, Section 10; and
 - e. deeds, easements, plats, surveys, as-built certifications, appraisals, phase I environmental assessments, and consents to encroachment.
16. Development matters, including report on development in the District, approval of development financing agreements, consents to assignment of reimbursement rights, and acceptance of waivers of special appraisal.
 17. Electricity service matters, including approval of contracts.
 18. Adopt Resolution Adopting Covered Applications Policy.
 19. Next meeting date and agenda items.



Robert A. Sale
 Attorney for the District

Parvinder K. Kaur
 COUNTY CLERK
 HARRIS COUNTY TEXAS

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FILED

Harris County Municipal Utility District No. 539 reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney), Section 551.072 (Deliberations Regarding Real Property), Section 551.073 (Deliberations Regarding Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations Regarding Security Matters), and Section 551.087 (Economic Development).

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