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## 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, October 9, 2024, 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. Approve minutes of prior meetings.
3. Financial and bookkeeping matters, including payment of the bills, review of investments, depository pledge agreements, and amendment of budget, if necessary.
4. 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.
5. Conduct public hearing regarding District's tax rate, adopt Order Levying Taxes, and authorize execution of Amendment to Information Form.
6. Series 2024 Unlimited Tax Road Bonds, including:
  - a. approve Preliminary Official Statement and Official Notice of Sale;
  - b. appoint Paying Agent/Registrar; and
  - c. authorize advertisement for sale of the Series 2024 Unlimited Tax Road Bonds and schedule bond sale.
7. Operation of District facilities, including billings, repairs, maintenance, and amendment of Rate Order, if necessary.
8. Hearing on termination of water and sewer service to delinquent customers and authorize termination of service.
9. Garbage collection and recycling matters.
10. Engineering matters, including:
  - a. authorize design of facilities in the service area;
  - b. approve plans and specifications and authorize advertisement for bids for construction of facilities, including:
    - i. water, sewer, and drainage facilities and paving to serve Anniston, Section 15;
    - ii. water, sewer, and drainage facilities and paving to serve Anniston, Section 18;
    - iii. water, sewer, and drainage facilities and paving to serve Anniston, Section 19;
    - iv. water, sewer, and drainage facilities and paving to serve Anniston, Section 20; and
    - v. remote well to serve Anniston;

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.

- c. review bids and award contracts for construction of facilities, including:
- i. water, sewer, and drainage facilities to serve Anniston, Section 13;
  - ii. paving to serve Anniston, Section 13;
  - iii. water, sewer, and drainage facilities to serve Anniston, Section 14;
  - iv. paving to serve Anniston, Section 14;
  - v. wastewater treatment plant, Phase 2;
  - vi. water, sewer, and drainage facilities to serve Anniston, Section 16;
  - vii. paving to serve Anniston, Section, 16;
  - viii. water, sewer, and drainage facilities to serve Anniston, Section 17;
  - ix. paving to serve Anniston, Section 17;
  - x. paving to serve Anniston Reserves, Section 5; and
  - xi. remote water well transmission line 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;

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- 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;
  - xxviii. paving to serve Anniston, Section 1;
  - 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; and
  - xxxiii. water, sewer, and drainage facilities to serve Anniston Reserves, Section 5;
  - e. next phase of District facilities;
  - f. proposals for engineering services; and
  - g. deeds, easements, plats, surveys, as-built certifications, appraisals, phase I environmental assessments, consents to encroachment, and utility commitment requests.
11. Park and recreational facilities matters, including:
- a. authorize design of facilities in the service area;
  - b. approve plans and specifications and authorize advertisement for bids for construction of facilities, including:
    - i. Anniston Phase 1 – Amenity Center;
    - ii. Landscape Improvements of Anniston, Section 7;
    - iii. Landscape Improvements of Anniston, Section 9;
    - iv. Landscape Improvements of Anniston, Section 10; and

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- v. Katy Hockley Road 1 package.
- 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; and
  - vi. Anniston Phase 1 Package 3; and
- e. deeds, easements, plats, surveys, as-built certifications, appraisals, phase I environmental assessments, and consents to encroachment.
- 12. 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.
- 13. Next meeting date and agenda items.



*Robert A. Jule*  
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 Attorney for the District

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).

*Yonnie H. Haddock*  
 COUNTY CLERK  
 HARRIS COUNTY TEXAS

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FILED

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