

(4)

1474564
05/20/2022 PERSONAL
\$9.00 NPF - NOTICE MTG

HARRIS-FORT BEND COUNTIES MUNICIPAL UTILITY DISTRICT NO. 3

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 public meeting in Schwartz, Page & Harding, L.L.P.'s Office, at 1300 Post Oak Blvd., Suite 2500, Houston, Texas 77056, said address being a meeting place of the District.

The meeting will be held on Monday, May 23, 2022, 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. Comments from the public;
2. Review and approve the minutes of the Board of Directors meeting held on April 25, 2022;
3. Acceptance of Qualification Statements, Bonds, Oaths of Office and Affidavits of Current Director for Directors Welch and Breihan;
4. Elections Not to Disclose Certain Information;
5. Election of officers of Board of Directors;
6. Approval of District Registration Form relative to election of Directors;
7. Authorize preparation and maintenance of a local government officers list in connection with conflict of interest disclosure requirements;
8. Tax Assessor-Collector's Report, including authorizing the payment of invoices presented and approving moving of accounts to uncollectible roll; and status of installment payment agreements; authorize any action necessary and appropriate in connection therewith;
9. Report and legal action taken by the District's Delinquent Tax Collections Attorneys; authorize foreclosure proceedings, installment agreements, and the filing of proofs of claim;
10. Approval of Resolutions requesting an estimate of value as of May 1, 2022, from the Harris County Appraisal District and the Fort Bend Central Appraisal District;
11. Bookkeeper's Report, including financial and investment reports and authorize the payment of invoices presented;

12. Approval of Unclaimed Property Report as of March 1, 2022, and authorize Bookkeeper to file Report with State Comptroller prior to July 1, 2022;
13. Status of preparation and filing of Annual Financial Report pursuant to SEC Rule 15c2-12 (Continuing Disclosure Report) for fiscal year ending December 31, 2021 (due by June 30, 2022);
14. Operator's Report, including:
 - (a) Appeals of District charges;
 - (b) Referral of accounts for collection and approval of write-off of uncollectible accounts; and
 - (c) Authorizing the repair and maintenance of District facilities, including authorizing acceptance of TEC Form 1295, as applicable;
15. Review and approval of Consumer Confidence Report and authorize distribution to the District's customers prior to July 1, 2022;
16. Review of correspondence from Texas Pride Disposal regarding proposed price adjustment; discuss terms of the District's contract with Texas Pride Disposal and authorize any action necessary in connection therewith;
17. Status of maintenance of District's Drainage Outfall Channel and storm water detention facilities by Seaback Maintenance, Inc. ("Seaback"); status of Fourth Amendment to Amended and Restated Service Contract with Seaback and of Addendum to Contract regarding fuel surcharge, effective March 1, 2022;
18. Engineer's Report, including:
 - (a) Authorizing the design and/or advertisement for bids for the construction of facilities within the District, and authorize acceptance of TEC Form 1295, and approving of related storm water plans, including:
 - (i) Review and approval of any Storm Water Pollution Prevention Plans or Storm Water Quality Management Plans related to construction within or on behalf of the District, and the execution of any documentation in connection therewith;
 - (ii) Status of design of Wastewater Treatment Plant ("WWTP") Effluent Re-Use Facilities, including topographical survey and geotechnical investigation for on-site effluent storage pond design;
 - (iii) Status of design of Water Plant No. 2 and of acquisition of Water Plant No. 2 Site, 50' Temporary Access and Utility Easement, Sanitary Control Easement, 10' Water Line Easements, 55' Temporary Drainage Easement, and 50' Temporary Access and Construction Easement required in connection therewith; and
 - (iv) Discussion regarding three (3) year plan to supplement water well production/capacity at Water Plant No. 1;
 - (b) Authorizing the award of construction contracts or concurrence of award of contracts for the construction of facilities within or to serve the District, and

- authorize acceptance of TEC Form 1295, and approval of any related storm water permits;
- (c) Status of construction of facilities to serve land within the District, including the approval of any change orders, and authorize acceptance of TEC Form 1295, including:
 - (i) 0.320 MGD Expansion of Permanent WWTP (C-4 Partners, LLC), including communications with C-4 Partners, LLC regarding various issues related to same; and
 - (ii) Ground Storage Tank No. 1 Interior/Exterior Recoating and Structural Member Repair/Replacement at Water Plant No.1 (CFG Industries LLC);
 - (d) 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, and authorize acceptance of TEC Form 1295, as applicable, including:
 - (i) Water Meter Easements from Kilcommins Group Development Companies, LLC;
 - (e) Approval of applications to Harris County for the renewal and/or transfer to District of Storm Water Quality Permits ("SWQP"), and status of monthly inspections and maintenance of storm water quality features by SWS;
 - (f) Status of street and storm sewer acceptances by Harris County;
 - (g) Status of application to the Texas Commission on Environmental Quality ("TCEQ") for renewal of Texas Pollutant Discharge Elimination System Permit for WWTP; and
 - (h) Review of correspondence from DE Corp. on behalf of the West Harris County Regional Water Authority ("West Authority") regarding request for Water Line and Meter Easement in connection with the West Authority's water line project; authorize any action necessary in connection therewith;
19. Status of Application to the TCEQ for Approval of Project and Bonds and Release of Escrowed Bond Proceeds and Approval of Change in Purpose of Expenditure of Escrowed Funds in connection with proposed Bond Issue No. 8; authorize any action necessary in connection therewith;
20. Developers' Reports, including:
- (a) Status of development of Katy Ranch Crossing by Katy ABC Properties;
 - (b) Status of development of Premier @ Katy Apartments, Phase II by RBTK Realty, LLC, including discussion regarding proposed extension of Ernestes Road and drainage improvements required in connection with same; and
 - (c) Status of development of Phase II of Bella Professional Park on 1.9831 acres in I-10 Bella Terra Subdivision;
- authorize any actions necessary in connection with said matters;
21. Requests for utility commitments, and authorize acceptance of related TEC Form 1295;

22. Status of proposed annexation of approximate 0.74 acre tract located along Kingsland Boulevard on behalf of Jose Criollo, including status of proposed design and construction of a sanitary sewer line extension and easement required in connection therewith;
23. Discussion regarding District's Master Park Plan, including status of Phase IA Design Package for Park and Trail Development by Talley Landscape Architects Inc.; authorize any action necessary in connection therewith;
24. Review Harris County Sheriff's Office ("HCSO") security patrol report;
25. Presentation by Acclaim Energy concerning its Reliability Advantage Program;
26. Attorney's Report;
27. Discussion regarding status of District website and State Comptroller's Transparency Stars program; authorize any action necessary in connection therewith;
28. Review status of all District consultant contracts; authorize request for proposals for services as necessary; authorize any action necessary in connection therewith;
29. Closed Session for consultation with attorney regarding pending or threatened litigation and/or matters protected by attorney-client privilege pursuant to Section 551.071, Texas Government Code, as amended, and/or to discuss acquisition of interests in real property pursuant to Section 551.072, Texas Government Code, as amended;
30. Reconvene in Open Session and authorize any actions related to matters discussed in Closed Session; and
31. Consideration of matters for possible placement on future agenda.



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

By: Isi Abraham I. Rubinsky
Abraham I. Rubinsky
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.

FILED
MAY 20 AM 9:17
CLERK OF DISTRICT COURT
HARRIS COUNTY TEXAS