

## 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, February 26, 2024, 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 Board of Directors meetings held on December 26, 2023, and January 22, 2024;
3. 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;
4. 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;
5. Adoption of Resolution Concerning Developed District Status for 2024 Tax Year;
6. Bookkeeper's Report, including financial and investment reports and authorize the payment of invoices presented;
7. Status of preparation and submission of District information to Texas Comptroller of Public Accounts as required by Section 403.0241, Texas Government Code, and Chapter 203, Texas Local Government Code, for inclusion in the Special Purpose District Public Information Database;
8. Operator's Report, including:
  - (a) Appeals of District charges;
  - (b) Referral of accounts for collection and approval of write-off of uncollectible accounts;
  - (c) Authorizing the repair and maintenance of District facilities, including authorizing acceptance of TEC Form 1295, as applicable; and
  - (d) Status of communications with Cimarron Municipal Utility District ("Cimarron") regarding options for increasing District's ability to utilize water capacity it owns in Cimarron water system; authorize any action required in connection therewith;

9. Authorize review of Drought Contingency Plan for any required updates;
10. Approval of Second Amendment to Residential Solid Waste and Recycling Collection Agreement between the District and Texas Pride Disposal Solutions, LLC; consider amendment of District Rate Order in connection with Texas Pride's rate increase, effective March 1, 2024;
11. Discussion regarding status of District's water production facilities; discuss status of communications with the TCEQ in connection with Notice of Violation for the Modified Comprehensive Compliance Investigation of Public Water Supply conducted October 18, 2022; authorize any actions necessary in connection therewith;
12. Status of maintenance of District's Drainage Outfall Channel and storm water detention facilities by Seaback Maintenance, Inc. ("Seaback"); authorize any actions necessary in connection therewith;
13. Status of Storm Water Quality Permits ("SWQP"), including monthly inspections and maintenance of storm water quality features by Storm Water Solutions;
14. 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 geotechnical investigation for on-site effluent storage pond design; and
    - (iii) Discussion regarding plans 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) Water Plant No. 2 and Off-site 12-inch Water Line (W.W. Payton); discussion regarding status of communications with CenterPoint Energy regarding request for electricity and natural gas service for Water Plant No. 2 site; authorize any action necessary in connection therewith, including Board President's execution of Service Outlet Location and Data Statement for Electric Service;
  - (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; and
  - (ii) Water Meter Easement from the Lofts at Katy Ranch, LP;
- (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 Storm Water Solutions, LLC;
- (f) Status of street and storm sewer acceptances by Harris County;
- (g) Status of communications with DE Corp. on behalf of the West Harris County Regional Water Authority ("West Authority") regarding (i) request for Water Line and Meter Easement in connection with the West Authority's water line project; and (ii) request to construct drainage outfall pipe from proposed metering station to the District's Drainage Outfall Channel; authorize any action necessary in connection therewith;
- (h) Status of preparation of service line inventory under new lead and copper regulations (due October 16, 2024); and
- (i) Report on communications with representatives of Pelican Builders, Inc., Harris County Flood Control District, and Jae Moore, regarding use of existing storm water detention capacity in Kingsland Boulevard Detention Pond and proposed construction of additional detention capacity; authorize any action necessary in connection therewith;
15. Review of annual survey of wage rate scales and consider adoption of Resolution Adopting Prevailing Wage Rate Scales for Construction Projects;
16. Developers' Reports, including:
- (a) Status of development of Katy Ranch Crossing by Katy ABC Properties;
  - (b) Status of development of Phase II of Bella Professional Park on 1.9831 acres in I-10 Bella Terra Subdivision; and
  - (c) Status of proposed development of 6.87 acres by Katy Kingsland MF Project Owner LLC;
- authorize any actions necessary in connection with said matters;
17. Requests for utility commitments, including requests for and/or status of issuance of utility commitments to:
- (a) J.K. Moore Real Estate Limited Partnership in connection with proposed development of remaining 7 acres in the District, and authorize acceptance of related TEC Form 1295; and
  - (b) Approval of assignment of utility commitment from Pelican Builders, Inc. to Katy Kingsland MF Project Owner LLC in connection with proposed development of 6.87 acres in the District;

18. 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 required in connection therewith;
19. Discussion regarding District's Master Park Plan, including status of Phase IA Design Package for Park and Trail Development by Talley Landscape Architects Inc. ("TLA"; authorize any action necessary in connection therewith, including approval of Amendment No. 1 to District's Agreement with TLA;
20. Discuss potential use of District's dry stormwater detention ponds for recreational purposes; authorize any actions necessary in connection therewith;
21. Review and approval of proposals relative to renewal of the District's general liability, auto liability, umbrella liability, property, boiler and machinery, director and officer liability, law enforcement professional liability, and pollution liability insurance coverage for policies expiring March 31, 2024, and Directors and consultants bonds;
22. Review Harris County Sheriff's Office ("HCSO") security patrol report; review of report from Flock Group, Inc.;
23. Supplemental Agenda regarding cancelation of May 4, 2024 Directors Election;
24. Attorney's Report, including:
  - (a) Discussion regarding tax exempt properties in the District acquired by the Houston Housing Authority/Lakeside Place PFC; authorize any action necessary in connection therewith;
25. Discussion regarding status of District website and communications with District customers; authorize any action necessary in connection therewith;
26. Review status of all District consultant contracts; authorize request for proposals for services as necessary; authorize any action necessary in connection therewith;
27. 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;

28. Reconvene in Open Session and authorize any actions related to matters discussed in Closed Session; and
29. Consideration of matters for possible placement on future agenda.



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

By: 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.***