

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, October 23, 2023, 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 August 28, 2023, and September 25, 2023;
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. Approval of amendment to Agreement for Services of Tax Assessor and Collector by and between the District and Wheeler & Associates, Inc.;
6. Conduct a public hearing regarding the adoption of the District's 2023 tax rate;
7. Levy of the District's 2023 debt service and maintenance tax rates, and the adoption of an Order in connection therewith;
8. Approval and execution of an Amendment to the Second Amended and Restated District Information Form;
9. Review Sales Tax Reports for 2023 Quarter 3 and Developer Reconciliation Report relative to Katy Ranch Crossing for 2023 Quarter 2 prepared by HdL Companies ("HdL") in connection with monitoring of sales tax collections within the District by the City of Houston ("City") pursuant to Strategic Partnership Agreement ("SPA") with the District; authorize any action necessary in connection therewith;
10. Bookkeeper's Report, including financial and investment reports and authorize the payment of invoices presented;


11. Status of compliance by the District with Texas Government Code, Chapter 2265, relative to energy reporting; authorize any action required in connection therewith;
12. Annual review of Order Establishing Policy for Investment of District Funds and Appointing Investment Officer, and adoption of Resolution and amended Order in connection therewith;
13. 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;
14. Discussion regarding implementation of District's Drought Contingency Plan; authorize any actions necessary in connection therewith;
15. 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; authorize any actions necessary in connection therewith;
16. Status of maintenance of District's Drainage Outfall Channel and storm water detention facilities by Seaback Maintenance, Inc. ("Seaback"); consider proposed increase in rates charged by Seaback effective August 1, 2023; authorize any actions necessary in connection therewith;
17. 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) Channel Restoration and Erosion Prevention Project (Storm Water Solutions, LLC); and
 - (ii) Water Plant No. 2 and off-site 12-inch water line (W.W. Payton);
 - (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 Storm Water Solutions, LLC;
 - (f) Status of street and storm sewer acceptances by Harris County;
 - (g) Status of request 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; consider request from the West Authority to construct drainage outfall pipe from proposed metering station to the District's Drainage Outfall Channel; review of correspondence from West Authority regarding surface water conversion matters; authorize any action necessary in connection therewith;
 - (h) Authorization to provide engineering services related to the Lead and Copper Rule Revisions for Community Water Systems, including the submittal of the service line inventory to the Texas Commission on Environmental Quality by October 16, 2024; and
 - (i) Discussion regarding Harris County requirements for water tap construction and permitting within Harris County rights-of-way; authorize any action necessary in connection therewith;
18. Developers' Reports, including:
- (a) Status of development of Katy Ranch Crossing by Katy ABC Properties;
 - (b) Status of development of Premier @ Katy Apartments by Premier at Katy, LLC, including discussion regarding status of extension of Ernestes Road and drainage improvements required in connection with same; status of communications with RBTK Realty, LLC ("RBTK") and Premier at Katy, LLC ("Premier") in connection with payment of Non-Taxable Entity tap fee pursuant to terms of Utility Commitments issued to RBTK and Premier and District's Rate Order; 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;

19. Requests for utility commitments, including requests for and/or status of issuance of utility commitments to:
 - (a) I-10 KRC GP, LLC in connection with development of retail center, and authorize acceptance of related TEC Form 1295;
 - (b) Lofts at Katy Ranch, LP in connection with development of proposed Katy Ranch Lofts, and authorize acceptance of related TEC Form 1295; and
 - (c) 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;
20. 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;
21. 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;
22. Discuss potential use of District's dry stormwater detention ponds for recreational purposes; authorize any actions necessary in connection therewith;
23. Review Harris County Sheriff's Office ("HCSO") security patrol report; status of Commissioner's Court approval of Interlocal Agreement for Law Enforcement Services with Harris County Sheriff's Office for the period commencing October 1, 2023;
24. Attorney's Report, including:
 - (a) Discussion concerning tax exempt properties in the District acquired by the Houston Housing Authority / Lakeside Place PFC; authorize any actions 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
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.