

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, November 28, 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. Appointment of new Director to fill vacancy on Board of Directors, including the following matters:
 - (a) Acceptance of Qualification Statement, Bond, Oath of Office, Affidavit of Current Director and Election Not to Disclose Certain Information of new Director;
 - (b) Election of officers of Board of Directors;
 - (c) Approval of amended District Registration Form relative to above and authorize filing with Texas Commission on Environmental Quality ("TCEQ");
 - (d) Authorize preparation and maintenance of a local government officers list in connection with conflict of interest disclosure requirements;
 - (e) Discuss training requirements memorandum for new Director pursuant to the Texas Open Meetings Act and the Texas Public Information Act, and the procedures for compliance with same; and
 - (f) Discuss conflicts disclosure statement reporting requirements memorandum for new Director;
3. Review and approve the minutes of the Board of Directors meetings held on July 25, 2022, August 22, 2022, September 26, 2022, and October 24, 2022;
4. 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;
5. 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;
6. Bookkeeper's Report, including financial and investment reports and authorize the payment of invoices presented;

7. Review draft Operating Budget for the District's fiscal year ending December 31, 2023;
8. Status of compliance by the District with Texas Government Code, Chapter 2265, relative to energy reporting; authorize any action required in connection therewith;
9. Engagement of auditor to audit the District's financial statements and prepare the District's audit report for fiscal year ending December 31, 2022;
10. Authorize Continuing Disclosure Counsel to prepare and submit Annual Continuing Disclosure Report for fiscal year ending December 31, 2022;
11. 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;
12. Review and approval of the following documents in connection with Operator's implementation of Central Bank Electronic Lock Box Program:
 - (a) Resolution Approving Central Bank's Electronic Lockbox Payment Services to District Customers;
 - (b) Addendum to Operator Service Agreement; and
 - (c) Processing Agreement with Central Bank;
13. Approval of amendment of District Rate Order in connection with increase of the West Harris County Regional Water Authority's pumpage fee and surface water rate effective January 1, 2023;
14. Discussion regarding status of District's water production facilities and implementation of Drought Contingency Plan; review and discuss correspondence from TCEQ dated November 18, 2022, regarding Notice of Violation for the Modified Comprehensive Compliance Investigation of Public Water Supply; authorize any action necessary in connection therewith;
15. Status of maintenance of District's Drainage Outfall Channel and storm water detention facilities by Seaback Maintenance, Inc. ("Seaback"), including review of proposal for herbicide spray application; and authorize any actions necessary in connection therewith;
16. 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;
- (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); and
 - (ii) Channel Restoration and Erosion Prevention Project (Storm Water Solutions, 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; and
 - (ii) Sanitary Sewer Easement from Katy Community Fellowship Church;
- (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;
- (f) Status of street and storm sewer acceptances by Harris County;
- (g) 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; and
- (h) Status of communications with North Fort Bend Water Authority ("NFBWA") regarding review of plans for construction of 60-inch Water Line Project – Segment 19; authorize any action necessary in connection therewith;

17. 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 status of 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;
18. Requests for utility commitments, including status of issuance of utility commitments to:
 - (a) Paul Bing, Nominee, and authorize acceptance of related TEC Form 1295; and
 - (b) Katy Surgical Center, and authorize acceptance of related TEC Form 1295;
19. 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;
20. 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;
21. Discuss potential use of District's dry stormwater detention ponds for recreational purposes; authorize any action necessary in connection therewith;
22. Review Harris County Sheriff's Office ("HCSO") security patrol report; discuss possible purchase and installation of security cameras, including presentation regarding Flock Safety Camera System; authorize any action necessary in connection therewith;
23. Authorize Attorney to file Eminent Domain Report with the Texas Comptroller of Public Accounts prior to February 1, 2023, pursuant to § 2206.154, Texas Government Code;
24. Attorney's Report, including:
 - (a) Review of MSRB Rule G-10 disclosure from Masterson Advisors LLC; and
 - (b) Discussion regarding rescheduling of regular December 26, 2022 Board of Directors meeting due to the Christmas holiday;
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.