

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 489

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 meeting at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas, 77056, said address being a meeting place of the District.

The meeting will be held on **Monday, April 21, 2025, 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. Public comments;
2. Review and approval of the minutes of the meeting of the Board of Directors held March 17, 2025;
3. Bookkeeper's report, including financial and investment reports and the payment of invoices presented;
4. Amendment of operating budget for the District's fiscal year ending May 31, 2025;
5. Consider review and approval of (i) draft operating budget for the Fiscal Year ending May 31, 2026, and (ii) joint water and sewer plant budgets for the Fiscal Year ending May 31, 2026, prepared by Harris County Municipal Utility District No. 418 (the "Master District") pursuant to that certain Contract for Financing, Operation and Maintenance of Master Water and Sanitary Sewer Facilities (the "Master Facilities Contract") by and between the District and the Master District;
6. Grant exemptions from taxation for 2025, and adopt Resolution in connection therewith;
7. Design and construction of Veteran's Memorial Park by Harris County Water Control and Improvement District No. 157, and District cost participation towards same;
8. Receive Tax Assessor-Collector report and approve payment of invoices presented and moving of accounts to uncollectible roll;
9. Adoption of Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes and authorize the delinquent tax attorney to pursue the collection of delinquent real property taxes beginning July 1, 2025, including the filing of lawsuits, as necessary;

10. Report on legal action taken by the District's delinquent tax collections attorney, authorize foreclosure proceedings, installment agreements, and the filing of proofs of claim;
11. Operator's Report, including:
 - a) Monthly report;
 - b) Status of compliance with permits;
 - c) Repair and maintenance of District facilities, including air scouring and televising program, and review and discuss results of same;
 - d) Disposition of delinquent utility accounts and referral of accounts for collection;
 - e) Appeals of District charges and consideration of customer comments;
 - f) Discussion regarding installation of smart meters;
 - g) Review and discuss EyeOnWater leak detection report and authorize any action necessary in connection therewith;
 - h) Builder stormwater controls, damages to District facilities, and issuance of fines and penalties for non-compliance; and
 - i) Discussion regarding facility landscape maintenance services;
12. Status of Garbage and Recycling Collection services;
13. Status of review of drought contingency plan and water conservation plan and adoption of amendments as appropriate, including the adoption of a Resolutions regarding review of said plans, consider comments and input from the public, authorize publication of notice, as required, authorize filing of same with Texas Commission on Environmental Quality;
14. Engineer's Report, including:
 - a) Authorize the design and/or advertisement for bids for the construction of facilities within the District, and approval of related Storm Water Pollution Prevention Plans;
 - b) Authorize the award of construction contracts or concurrence of award of contracts for the construction of facilities within the District;
 - c) Status of construction of water, sewer and drainage facilities and paving to serve land within the District, including the approval of any pay estimates and/or change orders, and acceptance by Harris County of streets for maintenance, including:
 - (i) Mason Road, Section 7, water, sanitary sewer, drainage & paving – Uritas Construction, Inc.;
 - (ii) Town Center South Traffic Signals – Third Coast Services, LLC;
 - (iii) Prairie Refuge Crossing, water, sanitary sewer, drainage & paving – Millis Equipment, LLC; and
 - (iv) Westgreen Boulevard at Parkland Crossing Traffic Signal – Deco Contractors, Inc.;

- d) Authorizing the design, advertisement, or award of construction contracts or concurrence in the award of contracts for the construction of recreational facilities within the District;
- e) Status of construction of recreational facilities to serve land within the District, and the approval of any pay estimates and/or change orders, including:
 - (i) Parkland Village, Section 57 Amenity and Neighborhood Park Landscape Improvements – Landscape Art, Inc.;
 - (ii) Bridgeland Westgreen Road Medians (Summer Camp to South Property Line) – Allgreen Associates;
 - (iii) Parkland Village Section 61 Landscape Improvements – Shooter & Lindsey, Inc.; and
 - (iv) Mason Road Section 7 Medians Only Landscaping – Texas Wall Systems, LLC;
- f) 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, including:
 - (i) Conveyance of Facilities - Foundry Church 45' BLMZ Landscaping;
 - (ii) Conveyance of Facilities - Parkland Village, Section 52 Landscaping;
 - (iii) Conveyance of Facilities - Parkland Village, Section 46 Landscaping;
 - (iv) Conveyance of Facilities - Parkland Village Lift Station No. 8;
 - (v) Conveyance of Facilities - Starling Apartments BLMZ Landscaping;
 - (vi) Conveyance of Facilities – Mason Road at Lake Meridian Drive Traffic Signal;
 - (vii) Conveyance of Facilities - Parkland Village Sections 43/51 Neighborhood Park;
 - (viii) Conveyance of Facilities - Parkland Village Section 54 Landscaping;
 - (ix) Conveyance of Facilities - Mason Road Section 6, Water, Sanitary Sewer, Drainage & Paving;
 - (x) Conveyance of Facilities - Mason Road, Section 6 Buffer Landscape Improvements; and
 - (xi) Conveyance of Facilities - Parkland Village Section 49 Park Landscape Improvements;
- g) Status of storm sewer and street acceptances by Harris County; and
- h) General engineering matters, including:
 - (i) Status of installation of signalization at intersection of Tuckerton Road and Copper Breaks Crossing; and
 - (ii) Design, bidding, and award of contract for construction of pathway along Mason Road between Tuckerton Road and Bridge Creek Terrace Drive;

15. Status of preparation and submittal of the bond application report for the proposed Series 2025 Bonds, and Series 2025A Park Bonds to the Texas Commission on Environmental Quality;
16. Issuance of utility commitment letters, status of pending commitment letters, and payment of tap fees;
17. Discuss updates and revisions to District website;
18. Matters related to the Bridgeland Water Agency (the "Agency") and directives to the District's Trustee and Alternate(s), including status of draft assignment of the District's contract with Flock Safety to the Agency;
19. Developer's Report;
20. Matters relative to Bridgeland Council, Inc. and/or Parkland Village Homeowners' Association;
21. Attorney's Report;
22. Continue discussion of customer service and performance issues related to District operations;
23. Schedule of future Board meetings; and
24. Matters for possible placement on future agendas.

(SEAL)



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

By: 
 Mitchell G. Page
 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.