

**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 public meeting at 1300 Post Oak Boulevard, Suite 1400, Houston, Harris County, Texas, said address being an office and meeting place of the District.

The meeting will be held on **Monday, April 24, 2017, 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. Review and approve the minutes of the Board of Directors meetings held, January 23, 2017, February 27, 2017, and March 27, 2017;
2. Acceptance of resignation of Robert L. White from Board of Directors;
3. Appointment of a new Director to fill the vacancy on the Board of Directors, including:
  - (a) Acceptance of Qualification Statement, Bond, Oath of Office, Affidavit of Current Director and Election Not to Disclose Certain Information for James Barbarino;
  - (d) Discuss training requirements for new Director pursuant to the Texas Open Meetings Act and the Texas Public Information Act, and the procedures for compliance with same; and
  - (e) Discuss conflicts disclosure statement reporting requirements for new Director;
4. Authorize preparation and filing of updated District Registration Form in connection with same;
5. Tax Assessor-Collector's Report, including authorizing the payment of invoices presented and approving moving of accounts to uncollectible roll; authorize any action necessary and appropriate in connection therewith;
6. 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;
7. Adoption of Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes and authorize the Delinquent Tax Collections Attorneys to pursue the collection of delinquent real property taxes beginning July 1, 2017, including the filing of lawsuits, as necessary;
8. Bookkeeper's Report, including financial and investment reports and authorize the payment of invoices presented;

9. Review and approval of audit report for District's fiscal year ended December 31, 2016; authorize any action necessary in connection therewith, including execution of Annual Filing Affidavit and filing of audit with appropriate repositories;
10. Review and approval of Annual Financial and Operating (Continuing Disclosure) Report pursuant to SEC Rule 15c2-12, due June 30, 2017, and the adoption of a Resolution in connection with same;
11. Review Sales Tax Reports and Developer Reconciliation Report relative to Katy Ranch Crossing for 2016 Quarter 4 prepared by Sales Tax Assurance, LLC ("STA") 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;
12. 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; including:
    - (i) Status of repainting of fire hydrants;
    - (ii) Status of repair of step screen and related appurtenances at Wastewater Treatment Plant ("WWTP");
    - (iii) Status of replacement of Lift Pump No. 3 in on-site Lift Station at WWTP; and
  - (d) Review of Operator's Annual Report regarding status of the District's Identity Theft Prevention Program ("Program"), including discussion of Program compliance, staff training, effectiveness and suggested changes;
13. Authorize Operator to prepare draft Consumer Confidence Report for review by Board of Directors;
14. Status of maintenance of District's Drainage Outfall Channel and storm water detention facilities by Seaback Maintenance, Inc. ("Seaback"); authorize any action required in connection therewith;
15. 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;
  - (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, including:

- (i) Water Distribution and Storm Drainage Improvements to serve I-10 Bella Terra Subdivision, Phase III;
- (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;
- (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) Discussion regarding proposed acquisition of Water Plant No. 2 Site and Sanitary Control Easement and Water Line Easement required in connection therewith;
- (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 receipt of funds required for design and future construction of (i) proposed expansion of Wastewater Treatment Plant ("WWTP"), and (ii) proposed Water Plant No. 2, and status of communications with landowners regarding same; review updated schedules for proposed design and construction of said facilities, including discussion regarding evaluation of possible effluent re-use plan in connection with the proposed expansion of WWTP; authorize any action necessary and appropriate in connection therewith;
- (h) Status of communications with representatives of the West Harris County Regional Water Authority ("WHCRWA") regarding proposed construction of 60-inch surface water transmission line ("Second Source Segment 13") and status of communications with PAS Property Acquisition Services, LLC on behalf of the WHCRWA in connection with request for four (4) Water Line Easements from the District; authorize any action necessary in connection therewith;
- (i) Status of communications with representatives of the North Fort Bend Water Authority ("NFBWA") regarding desire to acquire Water Line Easements across five (5) parcels owned by the District and consideration of offers for the purchase of same; authorize any action necessary in connection therewith;
- (j) Status of communications with the HCFCD regarding the District's interest in taking over maintenance of certain features and parts of HCFCD Unit No. T506-02-00 (Moore Heights Detention Pond) pursuant to an Interlocal Agreement with HCFD; authorize any action necessary in connection therewith; and
- (k) Status of application to the Texas Commission on Environmental Quality for the renewal of District's Waste Discharge Permit scheduled to expire April 30, 2017; authorize any action necessary in connection therewith;

16. Status of communications with the Texas Commission on Environmental Quality ("TCEQ") regarding Bond Application Report submitted by the District in connection its proposed \$5,680,000 Unlimited Tax Bonds, Series 2017 ("Bonds");
17. Developers' Reports, including:
  - (a) Status of development of Katy Ranch Crossing by Katy ABC Properties,
  - (b) Status of development of property in the District by J.K. Moore Real Estate Limited Partnership, Ltd. ("J.K. Moore");
  - (c) Status of development of approximately 33.7 acres by I-10/Katy, Ltd.;
  - (d) Status of development of 18.8798 acres by Dolce at Bella Terra, LLC; and
  - (e) Status of development of 18.23 acres in Moore Heights Subdivision by Kingsland Delta OH, LLC; authorize any actions necessary in connection with said matters;
18. Requests for utility commitments, and authorize acceptance of related TEC Form 1295, including:
  - (a) Request of SVR Interests Katy, LLC for revised Utility Commitment to serve development of 3.2144 acres in Unrestricted Reserve "B" of I-10 Bella Terra Subdivision; authorize any actions necessary in connection with said matters;
19. Status of communications with the Grand Harbor Homeowners Association, Inc. ("HOA") regarding proposed improvement of park and recreational facilities and other common areas within the District; authorize any action required in connection therewith, including approval and acceptance of Special Warranty Deed from the HOA for the Conveyance of Restricted Reserve "E" in Lakes at Grand Harbor, Section 3 to the District;
20. Status of design of Master Parks Plan by Talley Landscape Architects Inc.; authorize any action necessary in connection therewith;
21. Review Harris County Sheriff's Office security patrol report;
22. Status of communications with Off Cinco, LLC in connection with the development of District website; authorize any action necessary in connection therewith;
23. Attorney's Report;
24. Review status of all District consultant contracts; authorize request for proposals for services as necessary; authorize any action necessary in connection therewith;
25. 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;
26. Reconvene in Open Session and authorize any actions related to matters discussed in Closed Session; and

27. 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

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*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.*