

**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 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, September 24, 2018, 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 meeting held on August 27, 2018;
2. 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;
3. 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;
4. Conduct a public hearing regarding the adoption of the District's 2018 tax rate;
5. Levy of the District's 2018 debt service and maintenance tax rates, and the adoption of an Order in connection therewith;
6. Approval and execution of an Amended District Information Form;
7. Bookkeeper's Report, including financial and investment reports and authorize the payment of invoices presented;
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 payment plan with Keivans Hospitality, Inc. in connection with payment of tap fees for proposed Tru by Hilton Hotel;
9. Review of correspondence from the West Harris County Regional Water Authority regarding Notice of Anticipated Fees effective January 1, 2019; discuss proposed amendment of District's Rate Order in connection therewith;

10. Status of maintenance of District's Drainage Outfall Channel and storm water detention facilities by Seaback Maintenance, Inc. ("Seaback"), including ratifying authorization to remove and dispose of vegetation buildup in Drainage Outfall Channel at a cost of \$3,200; consider proposal to increase quarterly inspections of Drainage Outfall Channel in connection therewith;
11. 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; and
    - (ii) Status of design of 0.320 MGD Expansion of Permanent Wastewater Treatment Plant ("WWTP");
  - (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) Generator Addition for the Katy Gap Lift Station;
  - (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) Special Warranty Deed in connection with 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 communications with landowners regarding proposed design and construction of Water Plant No. 2; and
  - (h) 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, including possible Mowing Reimbursement Agreement with HCFCD;

12. 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 13.5 acres by I-10/Katy, Ltd.; and
  - (d) Status of development of 18.8798 acres by Dolce at Bella Terra, LLC;authorize any actions necessary in connection with said matters;
13. Requests for utility commitments, and authorize acceptance of related TEC Form 1295;
14. 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, including:
  - (a) Status of HOA's installation of structural shades on playground, and review of invoice from HOA relative to same; and
  - (b) Status of communications with HOA's attorneys regarding District's proposed acquisition of Restricted Reserve "E" in Lakes of Grand Harbor, Section Three; authorize any action required in connection therewith;
15. Discussion regarding District's Master Park Plan including status of design of park site and middle basin east projects of Priority I of said Plan by Talley Landscape Architects Inc.;
16. Review Harris County Sheriff's Office security patrol report, including:
  - (a) Discussion regarding proposed Amendment of Interlocal Agreement for Law Enforcement Services with Harris County for the inclusion of an additional security patrol deputy;
17. Status of District website and discussion regarding State Comptroller's Transparency Stars program; authorize any action necessary in connection therewith;
18. Attorney's Report;
19. Review status of all District consultant contracts; authorize request for proposals for services as necessary; authorize any action necessary in connection therewith;
20. 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;
21. Reconvene in Open Session and authorize any actions related to matters discussed in Closed Session; and

22. Consideration of matters for possible placement on future agenda.



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

By: Abraham I. Rubinsky / rk  
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.*