

**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, August 26, 2019, 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 July 22, 2019;
2. Adoption of Order Establishing Meeting Place Inside the District designating 24275 Katy Freeway, 4th Floor, Katy, Texas 77494, as an additional meeting place;
3. 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; status of termination of water service in connection with collection of delinquent taxes;
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. Receive the Financial Advisor's recommendation concerning the District's proposed 2019 tax rate, determine intended tax rate, and authorize:
 - (a) the required notice that the Board will consider adoption of a tax rate; and
 - (b) the means of providing such notice;
6. Bookkeeper's Report, including financial and investment reports and authorize the payment of invoices presented;
7. Consider the following related to issuance of the District's Unlimited Tax Refunding Bonds, Series 2019 (the "Refunding Bonds"):
 - (a) Approval of Preliminary Official Statement in connection with the issuance of the District's Refunding Bonds and authorize distribution of same;
 - (b) Approval of an Order authorizing the issuance of the District's Refunding Bonds, including delegation of authority pursuant to Texas Government Code Section 1207.007; and approval of form of Bond Purchase Agreement;

- (c) Authorize the District's consultants to proceed with the preparation of a final Plan of Financing and Pricing Certificate in connection with the Refunding Bonds;
 - (d) Approval and execution of a Paying Agent/Registrar Agreement in connection with the Refunding Bonds;
 - (e) Approval and execution of an Escrow Agreement with Regions Bank in connection with the Refunding Bonds;
 - (f) Authorize the completion and distribution of a Final Official Statement in connection with the Refunding Bonds;
 - (g) Authorize subscription for and purchase of U.S. Government Securities (state and local government series or open market securities) in connection with the issuance of the Refunding Bonds, if applicable;
 - (h) Authorize Bookkeeper to issue check for Attorney General's fees;
 - (i) Authorize execution of various additional documentation for inclusion in the transcript of proceedings to be submitted to the Attorney General of the State of Texas;
 - (j) Authorize designated Board officer(s) to:
 - (i) execute Pricing Certificate and Bond Purchase Agreement relative to the Refunding Bonds;
 - (ii) authorize disbursement of bond proceeds relative to the Refunding Bonds;
 - (iii) authorize execution of closing documentation relative to the Refunding Bonds;
 - (iv) authorize execution and filing of Internal Revenue Service reporting forms relative to the Refunding Bonds;
 - (v) authorize District's Disclosure Counsel to file material events notice relative to bonds to be refunded by the Refunding Bonds; and
 - (vi) Such other matters and take any necessary action relating to the issuance of the Refunding Bonds;
8. Operator's Report, including:
- (a) Appeals of District charges;
 - (b) Referral of accounts for collection and approval of write-off of uncollectible accounts; and
 - (c) Authorizing the repair and maintenance of District facilities, including authorizing acceptance of TEC Form 1295, as applicable;
9. Status of maintenance of District's Drainage Outfall Channel and storm water detention facilities by Seaback Maintenance, Inc. ("Seaback");
10. 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 0.320 MGD Expansion of Permanent Wastewater Treatment Plant ("WWTP"); status of evaluation of historical irrigation water demands for non-single family residential customers in connection with WWTP effluent re-use design and capacity demand;
 - (iii) Status of design of Water Plant No. 2 and of acquisition of Water Plant No. 2 Site and 50' Temporary Access and Utility Easement, and Sanitary Control Easement and 10' Water Line Easements required in connection therewith; review of proposal for performance of Phase I Environmental Site Assessment by Terracon Consultants, Inc. in connection with proposed acquisition of Water Plant No. 2 Site; and
 - (iv) Status of design of additional hydro pneumatic tank 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, including:
 - (i) 8-Inch Water Line Extension along Katy Gap Road;
 - (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;
 - (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 financing of costs associated with same, and status of application to Harris-Galveston Subsidence District for Water Well Permit in connection with proposed Water Well No. 2;
 - (h) Status of communications with the HCFCD regarding the District's interest in taking over maintenance of HCFCD Unit No. T506-02-00 (Moore Heights Detention Pond) pursuant to a Mowing Reimbursement Agreement with HCFCD; and
 - (i) Status of communications with the Texas Commission on Environmental Quality ("TCEQ") regarding Enforcement Action in connection with Modified Comprehensive Compliance Investigation of District's Water Supply System and of submission of Agreed Order to TCEQ; authorize any action necessary in connection therewith;

11. 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.;
 - (d) Status of development of 18.8798 acres by Dolce at Bella Terra, LLC; and authorize any actions necessary in connection with said matters;
12. Requests for utility commitments, and authorize acceptance of related TEC Form 1295;
13. Status of annexation feasibility study in connection with proposed annexation of approximate 0.74 acre tract located along Kingsland Boulevard on behalf of Jose Criollo;
14. Status of communications with the Grand Harbor Homeowners Association, Inc. ("HOA") regarding the District's proposed acquisition of Restricted Reserve "E" in Lakes of Grand Harbor, Section Three, including status of submission of final Offer Letter to HOA in connection with same; authorize any action necessary in connection therewith;
15. Discussion regarding District's Master Park Plan including status of communications regarding design plans for 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;
17. Presentation from Municipal Financial Services regarding its EVO Report Program, authorize any action necessary in connection therewith;
18. Public comments (3 minutes per speaker, 3 speakers per topic maximum);
19. Attorney's Report, including:
 - a) Discussion and approval of statement required by S.B. 239 (relating to water bill notifications and recording of tax hearings) beginning in September 2019;
 - b) Discussion regarding H.B. 2840 and implementation of same beginning in September 2019, including consideration of adoption of Resolution Adopting Public Comment Policies and Procedures;
 - c) Discussion regarding S.B. 944 and actions required or appropriate in connection with same beginning September 1, 2019; and
 - d) Review Memorandum on Legal Requirements for the District's Website;
20. Status of District website and discussion regarding State Comptroller's Transparency Stars program; authorize any action necessary in connection therewith;
21. Review status of all District consultant contracts; authorize request for proposals for services as necessary; authorize any action necessary in connection therewith;

22. 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;
23. Reconvene in Open Session and authorize any actions related to matters discussed in Closed Session; and
24. Consideration of matters for possible placement on future agenda.



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

By: Abraham I. Rubinsky /rk
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.