

**HARRIS-FORT BEND COUNTIES  
MUNICIPAL UTILITY DISTRICT NO. 3**

**NOTICE OF SPECIAL 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 special 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, December 18, 2017, at 10:00 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 November 27, 2017;
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. Approval and execution of an Amended District Information Form in connection with new municipal annexation procedures;
5. Bookkeeper's Report, including financial and investment reports and authorize the payment of invoices presented;
6. Adoption of Operating Budget for the District's fiscal year ending December 31, 2018;
7. Engagement of auditor to audit the District's financial statements and prepare the District's audit report for fiscal year ending December 31, 2017;
8. Discussion relating to the production and filing of District financial reports pursuant to Section 140.008, Texas Local Government Code, and selection of method of compliance therewith;
9. 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; including:
    - (i) Status of inspection of storm sewer manholes in Harbor Shores, Section One and Towns at Seville;

10. Status of maintenance of District's Drainage Outfall Channel and storm water detention facilities by Seaback Maintenance, Inc. ("Seaback"), including review of proposal for clearing of all drainage culverts in Drainage Outfall Channel; authorize any action required in connection therewith, including review and approval of Amendment to Amended and Restated Service Agreement with Seaback relative to same;
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;
  - (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) Review of proposals for the purchase and installation of a natural gas emergency generator to serve the Katy Gap Lift Station;
  - (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) Water Distribution and Storm Drainage Improvements to serve I-10 Bella Terra Subdivision, Phase III by Harris Construction Company, Ltd.;
  - (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) Review of updated estimate of costs 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") within the District; and
- (i) 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) Discussion regarding HOA's solicitation of proposals for installation of structural shades on playground; and
    - (b) Status of communications with HOA's attorneys regarding options for the District's acquisition of Restricted Reserve "E" in Lakes of Grand Harbor, Section Three; authorize any action required in connection therewith;
  15. Status of final review and approval of District's Master Park Plan prepared by Talley Landscape Architects Inc., authorize any other action necessary and appropriate in connection therewith, including review and approval of proposal for services in connection with design of Phase One of said plan;
  16. Review Harris County Sheriff's Office security patrol report; review and approval of Interlocal Agreement for Law Enforcement Services with Harris County for period March 1, 2018 through February 28, 2019; authorize any action necessary and appropriate in connection therewith;
  17. Status of District website and discussion regarding State Comptroller's Transparency Stars program; authorize any action necessary in connection therewith;
  18. Discussion regarding matters related to Directors Election to be called for May 5, 2018, including publication of notice regarding accessible voting systems and posting of notice of candidate filing period;
  19. Attorney's Report, including:
    - (a) Status of communications with the WHCRWA in connection with request for four (4) Water Line Easements from the District; authorize any action necessary in connection therewith; and

- (b) Status of communications with representatives of the North Fort Bend Water Authority ("NFBWA") regarding desire to acquire Water Line Easements across five (5) parcels of land owned by the District and consideration of offers for the purchase of same; authorize any action necessary in connection therewith;
20. Review status of all District consultant contracts; authorize request for proposals for services as necessary; authorize any action necessary in connection therewith;
21. 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;
22. Reconvene in Open Session and authorize any actions related to matters discussed in Closed Session; and
23. Consideration of matters for possible placement on future agenda.



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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.*