

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 490

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 Thursday, January 23, 2025 at 12:00 Noon.

The Board shall consider and discuss the following matters and take any action appropriate with respect to such matters:

1. Public comments;
2. Approval of the minutes of the special meeting of the Board of Directors held on December 19, 2024;
3. Bookkeeper's report, including financial and investment reports, and authorizing the payment of invoices presented;
4. Tax Assessor-Collector Report, including:
 - a) Authorization of payment of invoices presented;
 - b) Moving of accounts to uncollectible roll; and
 - c) Installment payment agreement for District residents;
5. Grant exemptions from taxation for 2025, and adopt Resolution in connection therewith;
6. Adopt Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes and authorize delinquent tax attorney to collect delinquent personal property taxes beginning April 1, 2025, including the filing of lawsuits, as necessary;
7. Authorize preparation and submission of District information to Texas Comptroller of Public Accounts as required by Section 403.0241, Texas Government Code, and Chapter 203, Texas Local Government Code, for inclusion in the Special Purpose District Public Information Database;
8. 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;
9. Operator's Report, including:
 - a) Monthly report;
 - b) Repair and maintenance of District facilities;
 - c) Disposition of delinquent utility accounts and referral of accounts for collection;
 - d) Appeals of District charges and consideration of customer comments; and
 - e) Discussion regarding installation of smart meters;

10. Engineer's Report, including:
- a) Authorizing the design, advertisement for bids and/or award of construction contracts or concurrence in the award of a contract for the construction of water, sanitary sewer and drainage facilities within the District, and authorize acceptance of Texas Ethics Commission ("TEC Form 1295") in connection therewith, including:
 - i. Bridgeland Creek Parkway Section 10 water, sewer and drainage facilities;
 - ii. Pollinator Drive Section 3 water, sewer and drainage facilities;
 - iii. Pollinator Drive Section 4 water, sewer and drainage facilities; and
 - iv. Prairieland Village Section 51 water, sewer and drainage facilities;
 - b) Status of construction contracts for water, sanitary sewer and drainage facilities, including the approval of any pay estimates, change orders and/or acceptance of facilities for operation and maintenance purposes, and authorize acceptance of TEC Form 1295's in connection therewith including:
 - i. Prairieland Village, Section 3, water, sewer, drainage and paving facilities – Bay Utilities, LLC;
 - ii. Prairieland Village Lift Station No. 4 – 5J Services, LLC;
 - iii. Migration Way at Pollinator Drive water, sewer, drainage and paving facilities – Unitas Construction, Inc.;
 - iv. Peek Road, Section 4 Paving – Hurtado Construction Company;
 - v. Prairieland Village, Section 25 at Migration Way & Perennial Crossing water, sewer, drainage and paving facilities – Unitas Construction, Inc.;
 - vi. Prairieland Village, Section 24 water, sewer, drainage and paving facilities – Unitas Construction, Inc.;
 - vii. North Bridgeland Lake Parkway, Section 9 water, sewer, drainage and paving facilities – Unitas Construction, Inc.;
 - viii. Prairieland Village, Section 10 water, sewer, drainage and paving facilities – Unitas Construction, Inc.;
 - ix. Traffic Signals at North Bridgeland Lake Parkway and Peek Road – TSC, Inc.;
 - x. Bridgeland Creek Parkway, Section 9 water, sewer, drainage and paving facilities – Unitas Construction, Inc.;
 - xi. Prairieland Village, Section 29 water, sewer, drainage and paving facilities – Unitas Construction, Inc.;
 - xii. Prairieland Village, Section 36 and Pollinator Drive, Section 1 water, sewer, drainage and paving facilities – Unitas Construction, Inc.;
 - xiii. Prairieland Village, Section 34 water, sewer, drainage and paving facilities – Unitas Construction, Inc.;
 - xiv. North Bridgeland Lake Parkway, Section 10 water, sewer, drainage and paving facilities – Unitas Construction, Inc.;
 - xv. Desert Marble Drive and Prairieland Village, Section 31 water, sewer, drainage and paving facilities – Hurtado Construction Company;
 - xvi. Prairieland Village, Section 33 water, sewer, drainage and paving facilities – Unitas Construction, Inc.;
 - xvii. Prairieland Village, Section 35 water, sewer, drainage and paving facilities – Unitas Construction, Inc.;
 - xviii. Prairieland Village, Section 37 water, sewer, drainage and paving facilities

- Unitas Construction, Inc.;
- xix. Pollinator Drive, Section 2 water, sewer, drainage and paving facilities – Unitas Construction, Inc.;
- xx. Prairieland Village, Section 40 and Spring Bloom Drive, Section 1 water, sewer, drainage and paving facilities – Unitas Construction, Inc.;
- xxi. Prairieland Village, Section 30 water, sewer, drainage and paving facilities – Unitas Construction, Inc.; and
- xxii. Prairieland Village, Section 41 water, sewer, drainage and paving facilities – Unitas Construction, Inc.;
- c) Authorizing the design, advertisement for bids and/or award of construction contracts or concurrence in the award of a contract for the construction of recreational facilities within the District, and authorize acceptance of TEC Form 1295's in connection therewith, including:
 - i. Prairieland Village Section 35 Landscape; and
 - ii. Prairieland Village Section 31 Landscape;
- d) Status of construction of recreational facilities, including the approval of any pay estimates, change orders and/or acceptance of facilities for operation and maintenance purposes, and authorize acceptance of TEC Form 1295's in connection therewith including:
 - i. Prairieland Village, Section 1 Landscape – Landscape Art;
 - ii. Prairieland Village, Section 3 Landscape – Landscape Art;
 - iii. Prairieland Village, Section 27 Landscape – Allgreen Associates;
 - iv. Prairieland Village Dog Park – Landscape Art, Inc.;
 - v. Prairieland Village, Section 26/Full Lake – Allgreen Associates;
 - vi. Prairieland Village, Section 23 Landscape Improvements – Allgreen Associates;
 - vii. Prairieland Village, Section 25 Landscape – Gulf Coast Landscape Services, Inc.;
 - viii. Prairieland Village, Section 28 Frontage Landscape – Allgreen Associates;
 - ix. Prairieland Village, Section 32 Landscape - Junction Landscape;
 - x. Shade Structure at Papillon Park – USA Shade;
 - xi. Prairieland Village, Section 38 Amenity – Allgreen Associates;
 - xii. Prairieland Village, Section 24 Frontage and Lake Edge Amenity – Allgreen Associates;
 - xiii. Prairieland Village, Section 36 and Pollinator Drive Frontage – Gulf Coast Landscape Services;
 - xiv. Prairieland Village, Section 33 Amenity – Landscape Art, Inc.;
 - xv. Prairieland Splash Pad – Landscape Art, Inc.;
 - xvi. Prairieland Village, Section 29 Buffer Landscape Improvements – Allgreen Associates;
 - xvii. Prairieland Village, Section 29 Amenity Landscape Improvements – DL Meacham, LP;
 - xviii. Prairieland Peek Road 4 Landscape – Gulf Coast Landscape Services;
 - xix. Prairieland Village, Section 10 Landscape Improvements – Junction Landscape;
 - xx. Prairieland Village, Section 34 Landscape Improvements – Shooter and Lindsey, LLC; and

- xxi. Prairieland Village, Section 38 and Pollinator Drive Landscape – Allgreen Associates;
- e) Acceptance of site deeds, easements, and conveyances for facilities constructed or to be constructed for the District, and acceptance of TEC Form 1295's in connection therewith, including:
 - i. Conveyance of Facilities - Prairieland Upland Meadow Crossing Landscaping;
 - ii. Conveyance of Facilities - Prairieland Crossing water, sewer and drainage facilities;
 - iii. Conveyance of Facilities - North Bridgeland Lake Parkway, Section 7 and Peek Road, Section 4 water, sewer and drainage facilities;
 - iv. Conveyance of Facilities - Prairieland Village, Section 26 water, sewer and drainage facilities;
 - v. Conveyance of Facilities - Prairieland Village, Section 28 water, sewer and drainage facilities;
 - vi. Conveyance of Facilities - Prairieland Village, Section 38 water, sewer and drainage and paving facilities;
 - vii. Conveyance of Facilities - Prairieland Village Section 13 Landscape Improvements;
 - viii. Conveyance of Facilities - Prairieland North Bridgeland Lake Parkway Section 7 Medians Landscape;
 - ix. Conveyance of Facilities - Prairieland Village, Section 32 and Migration Way Section 2 water, sewer and drainage facilities;
 - x. Conveyance of Facilities - Prairieland North Bridgeland Lake Parkway Section 7 Setbacks Landscape;
 - xi. Conveyance of Facilities - Prairieland Village Section 18 Landscape Improvements;
 - xii. Conveyance of Facilities - Prairieland Village, Section 21 Landscape Improvements;
 - xiii. Conveyance of Facilities - Prairieland North Bridgeland Lake Parkway Section 8 and Flying Admiral Median Landscape;
 - xiv. Conveyance of Facilities - Prairieland Village, Section 22 Landscape Improvements;
 - xv. Conveyance of Facilities - Prairieland Village, Section 16 Landscape Improvements – Shooter and Lindsey, Inc.;
 - xvi. Conveyance of Facilities - Prairieland Village, Section 20 Landscape Improvements – Allgreen Associates; and
 - xvii. Conveyance of Facilities - Prairieland Village, Section 19 Landscape – Allgreen Associates;
- 11. Discuss preparation of Bond Application Report ("BAR") to be submitted to the Texas Commission on Environmental Quality ("TCEQ") for proposed Series 2025 Bonds, including: (i) approval of Summary of Costs; (ii) adopt Order Authorizing Application to the TCEQ for Approval of Project and Bonds; and (iii) authorize filing of BAR with the TCEQ;

12. Approval of Second Supplemental Agreement between Harris County Municipal Utility District No. 418 and the District;
13. Approval of Submerged Storm Sewer Agreement(s);
14. Approval of Street Light Agreement Letter(s);
15. Discussion regarding wildlife management and approval of proposals and/or work orders in connection therewith;
16. Developer's Report;
17. Status of annexation of 159.20 acres into the boundaries of the District;
18. Garbage and recycling collection services;
19. Status of District website;
20. Matters related to the Bridgeland Water Agency, including directives to the District's Trustee and Alternate(s), including authorizing Inframark, LLC to release District customer data to Agency for incorporation in communications platforms;
21. Discuss status of January 1, 2025 Trace Air flyover;
22. Discuss renewal of districts insurance coverages and authorize solicitation of proposal for same;
23. Order Establishing Policy for Covered Applications and Prohibited Technology pursuant to Chapter 620, Texas Government Code;
24. Attorney's Report; and
25. Matters for possible placement on future agendas.



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

By:

Joseph M. Schwartz
Joseph M. Schwartz
Attorneys for the District

S/GMF

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.