

## HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 159

### 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 2500, Houston, Texas 77056, said address being a meeting place of the District.

**The meeting will be held on Tuesday, October 15, 2024, at 1:00 p.m.**

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

1. Public comments (limit of 5 minutes per speaker);
2. Review and approval of the minutes of the meeting of the Board of Directors held on September 16, 2024;
3. Bookkeeper's report, including financial and investment reports and the payment of invoices presented;
4. Annual review of Order Establishing Policy for Investment of District Funds and Appointing Investment Officer, and adoption of Resolution in connection therewith;
5. Status of compliance by the District with Texas Government Code, Chapter 2265, relative to energy reporting;
6. Receive Tax Assessor-Collector report and approve payment of invoices presented and moving of accounts to uncollectible roll;
7. 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;
8. Conduct a public hearing regarding the adoption of the District's 2024 tax rate;
9. Levy of the District's 2024 debt service and maintenance tax rates, and the adoption of an Order in connection therewith;
10. Status of issuance of the District's \$3,920,000 Unlimited Tax Bonds, Series 2024 (the "Drainage Bonds"), and \$3,855,000 Unlimited Tax Park Bonds, Series 2024A (the "Park Bonds", and, together with the Drainage Bonds, the "Bonds"), including:
  - (a) Review and approval of final developer reimbursement audit, and consider authorizing disbursement of proceeds of the Bonds in accordance therewith;
  - (b) Review, approval and authorizing the filing of Internal Revenue Service Form 8038-G relative to the Bonds;


- (c) Review and discussion of correspondence from bond counsel regarding expenditure and investment of proceeds of the Bonds and Internal Revenue Service restrictions on same;
  - (d) Authorize execution of an Amendment to the District's Third Amended and Restated District Information Form relative to the issuance of the Bonds and levy of tax rate; and
  - (e) Act upon any other matters in connection with the issuance of the Bonds, including the approval and execution of various closing documents and authorization for Bond Counsel to approve closing on the sale of the Bonds;
11. Status of preparation of Continuing Disclosure Report due November 30, 2024;
12. Engineer's Report, including:
- (a) Authorizing the design, advertisement for bids and/or award of construction contracts or concurrence in the award of contracts for the construction of water, sanitary sewer and drainage facilities within the District, and authorize acceptance of Texas Ethics Commission TEC Form 1295's ("TEC Form 1295") in connection therewith;
  - (b) Status of construction contracts, 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) Make-Up Well No. 6 (J&S Water Wells);
    - (ii) Overflow Borrow Pit (Sonora Construction);
    - (iii) Overflow Clearing and Grubbing – *Central* (Trahan Construction, LLC);
    - (iv) Overflow Clearing and Grubbing – *East* (Trahan Construction, LLC);
    - (v) Overflow Clearing and Grubbing – *North* (Trahan Construction, LLC);
    - (vi) Overflow Clearing and Grubbing – *South* (Trahan Construction, LLC); and
    - (vii) Overflow Clearing and Grubbing – *West* (Trahan Construction, LLC);
  - (c) Acceptance of deeds, easements, and conveyances for facilities constructed or to be constructed for the District; authorize acceptance of TEC Form 1295's in connection therewith, including:
    - (i) Conveyance and Bill of Sale of Facilities – Parkland Village, Section 46 Landscape Improvements; and
    - (ii) Conveyance and Bill of Sale of Facilities – Parkland Village Emerald Lake Landscaping;
  - (d) Status of Storm Water Quality Permits; and
  - (e) Status of permanent water transfer capabilities between Inks Lake and the Trio Lakes;
13. Langham Creek Detention Phase 2 ("Phase 2B – Contract 2 Project"), and consider the following related matters:
- (a) Status of Phase 2B – Contract 2 Project, including:
    - (i) Engineering, inspection, and stormwater pollution prevention reports; and

- (ii) Approval of pay applications, change orders, and/or permit applications;
  - (b) Approval of proposals and/or contracts for services or matters ancillary to the Phase 2B – Contract 2 Project;
  - (c) Review of Construction Budget for the Phase 2B – Contract 2 Project and funding of Phase 2B – Contract 2 Account; and
  - (d) Any other matters related to Phase 2B – Contract 2 Project;
14. Operator's Report, including:
- (a) Monthly report;
  - (b) Repair and maintenance of District facilities; and
  - (c) Status of transition of operations companies;
15. Status of Amendment to Recreational Facilities Maintenance Agreement between the District and Bridgeland Council, Inc.;
16. Detention facility and grounds maintenance, and approve of contracts, amendments, proposals, pay estimates, and change orders in connection therewith and acknowledge related TEC Form 1295s, including, but not limited to:
- (a) Mowing, irrigation system, and grounds maintenance (Southern Green Lawns, LLC and Spencer Outdoor, LLC);
  - (b) Supplemental landscape, tree and plant irrigation and maintenance program, including proposal(s) for improvements to Parkland Village monuments;
  - (c) Erosion control and remediation;
  - (d) Tree maintenance matters;
  - (e) Fish stocking in ponds, maintenance of fish habitats, aquatic plantings, and water quality matters;
  - (f) Wildlife management; and
  - (g) Security matters;
17. Discuss updates to District website, including status of administration of website through Touchstone District Services, LLC ("Touchstone"); consider approval of Website Hosting Agreement between the District and Bridgeland Council, Inc. and termination of agreement with Touchstone;
18. Annexation of certain land into the boundaries of the District, including status of consolidated 168-acre annexation ("Hornberger Tract") and 154-acre annexation ("Rue Tract") (together, the "Rue and Hornberger Annexation") as requested by TPTHL House Hahl, LLC ("TPTHL");
19. Developer's Report;
20. Attorney's Report;

21. Consider matters for possible placement on future agendas.

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

(SEAL)

By:   
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Mitchell G. Page  
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.***