

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 159

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 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 **Monday, February 17, 2025, at 1:15 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 meetings of the Board of Directors held on January 20, 2025;
3. Bookkeeper's report, including financial and investment reports and the payment of invoices presented;
4. Receive Tax Assessor-Collector report and approve payment of invoices presented and moving of accounts to uncollectible roll;
5. 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;
6. Adoption of Resolution Concerning Developed District Status for 2025 Tax Year;
7. 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, including:
 - (i) Upper Langham Creek Phase 3 Channel and Detention Basin; and
 - (ii) Upper Langham Creek Phase 3 Drainage Fingers;
 - (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;
8. Langham Creek Phase 2, 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;
9. Matters related to the Harris County Flooding Control District, including:
- (a) Proposed Interlocal Agreement related to Langham Creek Phase 3 Drainage Improvements; and
 - (b) Proposed conveyance of detention site to the District;
10. Discussion related to potential exercise of eminent domain authority and consider engagement of attorneys to represent the District in condemnation proceedings;
11. Review of annual survey of wage rate scales and consider adoption of Resolution Adopting Prevailing Wage Rate Scale for Construction Projects;
12. Review and approval of proposals relative to renewal of the District's general liability, umbrella liability, property, boiler and machinery, director and officer liability, and pollution liability insurance coverage for policies expiring March 31, 2025;
13. Operator's Report, including:
- (a) Monthly report;
 - (b) Repair and maintenance of District facilities; and


- (c) Status of receipt of proposals for grounds maintenance within District irrigation pump station sites;
14. 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) Detention basin and storm sewer / drainage system maintenance relating to the Upper Langham Creek Phase 3 Drainage Fingers;
 - (b) Mowing, irrigation system, and grounds maintenance (Spencer Outdoor, LLC);
 - (c) Fertilization and integrated pest management (Southern Green Lawns, LLC);
 - (d) Supplemental landscape, tree and plant irrigation and maintenance program;
 - (e) Erosion control and remediation;
 - (f) Tree maintenance matters (MG2 Tree Service LLC);
 - (g) Fish stocking in ponds, maintenance of fish habitats, aquatic plantings, and water quality matters (Lake Pro, Inc.);
 - (f) Wildlife management; and
 - (g) Security matters;
15. Discuss updates to District website, including:
- (a) Status of administration of website through Touchstone District Services, LLC ("Touchstone"); and
 - (b) Status of migration of website maintenance by Bridgeland Council, Inc. and termination of agreement with Touchstone;
16. 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");
17. Developer's Report;
18. Attorney's Report, including:
- (a) Review of Fifth Year Report prepared by Arbitrage Compliance Specialists, Inc., for the District's \$13,625,000 Unlimited Tax Bonds, Series 2019, and authorize the District's bookkeeper to remit the arbitrage rebate payment liability, if applicable; and

19. Consider matters for possible placement on future agendas.

(SEAL)



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

By: 
Mitchell G. Page
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.