

## HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 149

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

The meeting will be held on **Monday, January 20, 2025, at 1:30 p.m.**

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

1. Public Comments;
2. Review and approve the minutes of the December 16, 2024, Board meeting;
3. Tax Assessor-Collector report, including authorizing payment of invoices presented and approve moving of accounts to uncollectible roll;
4. Grant exemptions from taxation for 2025, and the adoption of a Resolution in connection therewith;
5. Report and legal action taken by the District's delinquent tax collections attorney, including:
  - a) Appeals of termination of water service for delinquent tax accounts; and the taking of any action in connection therewith, including authorizing water termination, foreclosure proceedings, installment agreements, and the filing of proofs of claim;
6. Adoption of 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. Bookkeeper's Report, including payment of invoices presented;
8. Approval of Amended and Restated Residential Solid Waste and Recycling Collection Agreement between the District and Texas Pride Disposal Solutions, LLC;
9. Operations and Maintenance report, including:
  - a) Authorize repairs and maintenance of District facilities, and authorize acceptance of TEC Form 1295, as applicable, including:
    1. Status of water distribution system valve repairs;
  - b) Appeals of District charges;
  - c) Referral of accounts for collection and approve write-off of uncollectible accounts;
  - d) Communications with customers, including mass messaging;
10. Engineering report, including:

- a) Authorizing the design and/or advertisement for bids for the construction of facilities within the District, including:
    - 1. Status of design of new Water Plant Project;
    - 2. Status of design of rehabilitation of digesters at Wastewater Treatment Plant;
  - b) Authorize the award of construction contracts or concurrence of award of contracts for the construction of facilities within the District, and authorize acceptance of TEC Form 1295, as applicable, and approval of any related stormwater permits;
  - 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, as applicable;
  - d) Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District, and authorize acceptance of TEC Form 1295, as applicable, including:
    - 1. Water Line Easement from Tracy Pham;
  - e) Capital Improvement Plan;
  - f) Requests for Utility Commitments, including:
    - 1. Utility Commitment for 1.46 acre tract of land to Falcon Plaza, c/o/ Moufid Rabieh located at 7044 Queenston Road, Houston, Texas; authorize any action necessary in connection therewith; and
    - 2. Utility Commitment for 4.67-acre tract of land to Midstream & Terminal Services (Kroozin) located at 16912 FM 529 Road, Houston, Texas; authorize any action necessary in connection therewith;
11. Consider adoption of Resolution Authorizing use of Surplus Construction Funds and Interest Earned on Construction Funds in connection with Sanitary Sewer Cleaning and Televising and the Sanitary Sewer Rehabilitation ;
  12. Report from Champions Hydro-Lawn, Inc., including maintenance of detention facilities for the 4.66 acres Barker Cypress/FM 529, L.P. tract, the sites of the Wastewater Treatment Plant, Water Plant, and Off-Site Lift Station, and the Harris County Flood Control District channel;
  13. Discussion regarding surface water issues relative to the West Harris County Regional Water Authority;
  14. 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;
  15. Discussion of renewal of District insurance coverage and authorize solicitation of proposals for same;
  16. Attorney's Report, including:

- a) Status of litigation among Harris County Municipal Utility District No. 257, Si Environmental, LLC and the District regarding reported usage amounts related to expenses to operate and maintain joint Water Plant and joint Wastewater Treatment Plant (Cause No. 2022-79830; 61<sup>st</sup> District Court, Harris County, Texas); and
  - b) Order Establishing Policy for Covered Applications and Prohibited Technology pursuant to Chapter 620, Texas Government Code;
- 17. Discuss appointment of a new Director to fill vacancy on the Board of Directors;
  - 18. Closed Session pursuant to Texas Open Meetings Act, including but not limited to consultation with attorney pursuant to Section 551.071, Texas Government Code regarding pending or threatened litigation and/or matters protected by attorney-client privilege;
  - 19. Reconvene in Open Session and authorize any action resulting from matters discussed in Closed Session; and
  - 20. Consideration of matters for possible placement on future agendas.



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

By: Katherine D. Blasio  
Katherine D. Blasio  
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.***