


NOTICE OF MEETING
290 BETKA MUNICIPAL MANAGEMENT DISTRICT NO. 1

NOTICE is hereby given that the Board of Directors of the 290 Betka Municipal Management District No. 1 (“District”) will hold a meeting of the District on **July 28, 2025, at 10:00 a.m.** at 23000 NW Lake Drive, Houston, Texas 77095. The meeting will be open to the public, and will be held to discuss and, if appropriate, act upon the following items:

1. **Determine Quorum and Call to Order.**
2. **Public Comments:** This item is for members of the public to address the Board of Directors on issues and items of concern not on this agenda. There will be no action by the Board of Directors at this time.
3. **Consent Agenda:** The following items may be acted upon in a single motion. No separate discussion or action on any of these items will be held unless pulled at the request of a member of the Board.
 - a. Consider approval of the Minutes of the following District Meeting(s):
 - i. June 6, 2025.
4. **Public Hearing(s):**
 - a. A Public Hearing as to the advisability, general nature, estimated cost, and proposed method of assessment for the levy of assessments and the Authorized Improvements, as proposed by Petitioner, 290 Betka, LLC, in its Petition filed with the District on June 6, 2025. The Public Hearing may be adjourned from time to time, as may be deemed necessary and appropriate, until the Board finds by order or resolution as to the:
 - i. Advisability of the improvements;
 - ii. Nature of the improvements;
 - iii. Estimated cost of the improvements;
 - iv. Boundaries of the Proposed Assessed Property, and area benefitted;
 - v. Method of assessment;
 - vi. Method and time for payment of the assessment; and
 - vii. Apportionment of costs.
5. **Action/Discussion Items:**
 - a. Consider and take possible action hearing and ruling on all objections made, if any, to each proposed assessment considered in the Public Hearing under Agenda Item 4(a) in accordance with TEX. LOC. GOV'T CODE § 375.118;
 - b. Consider and take possible action on Order relating to Board's findings on advisability of the Authorized Improvements, nature of Authorized Improvements, estimated costs of Authorized Improvements, boundaries of the Proposed Assessed Property and area benefitted, method of assessment, method and time for payment of the assessments, and apportionment of costs;
 - c. Consider and take possible action on Order Levying Special Assessments, adopting Service and Assessment Plan and Making Such Other Findings and Provisions Related Thereto;
 - d. Consider and take possible action on Order Providing Updated District Information Described under TEX. WATER CODE § 49.455; Establishing Notice to Purchaser Form under TEX. WATER CODE § 49.452 for Property Within the District; and Directing Such Order be Filed of Record with Harris County, Texas, in the Manner Required by Law;

- e. Consider and take possible action authorizing payment of Invoice Nos. 27229, 27247, and 27248, submitted by District Engineer, Ward, Getz & Associates LLC;
 - f. Consider and take possible action regarding tentative future meeting dates for the District;
6. **Executive Session:** No action shall be taken in Executive Session. A closed Executive Session may be held for discussion of any of the above agenda items, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney), Section 551.072 (Deliberation about Real Property), Section 551.073 (Deliberations about Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberation about Security Devices), and Section 551.086 (Economic Development):
- a. Reconvene in Open Session to consider and take possible action on any item discussed in Executive Session.
7. **Adjournment.**

Dated: July 24, 2025.



Acting Attorney for the District

Posted at a public place inside the boundaries of the District at 26103 Betka Road, Hockley, Texas, 77447 and posted on the District's website at: <https://290betkammd.org>. TEX. WATER CODE § 49.062(c) provides a process for qualified voters residing in the District to request the designation of a meeting place within the District. Please see TEX. WATER CODE § 49.062(c) for specific information.

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 (210) 868-6500 in advance of the meeting so that appropriate arrangements can be made.