

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 **June 6, 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. **Public Hearing(s):** None.
4. **Consent:** 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. January 31, 2025.
5. **Action/Discussion Items:**
 - a. Consider and take possible action accepting *Petition to 290 Betka Municipal Management District No. 1 Requesting: Improvements and Services within the District; Consideration of the Advisability and Nature of Improvements and Services within the District; and Levy of Special Assessments within District;*
 - b. Consider and take possible action on Resolution Accepting proposed Assessment Roll and proposed Preliminary Service and Assessment Plan for the Levy of Assessments for Authorized Improvements; Setting a Date for Public Hearing on Advisability of Authorized Improvements and Directing Notice be Given in the Manner Required by Chapter 375, Texas Local Government Code, and such other actions related and incidental thereto;
 - c. Consider and take possible action
 - d. Consider and take possible action approving Task Order submitted by District Engineer for minor permit amendment to existing TPDES Permit No. WQ0015879001 for designation of District, submitting renewal application, and such other actions related and incidental thereto;
 - e. Consider and take possible action approving Task Order submitted by District Engineer to prepare an analysis for water and wastewater service rate structures and impact assessments within the District;
 - f. Consider and take possible action approving Task Order submitted by District Engineer for preparation of public bidding documents related to construction of Wastewater Treatment Plant within the District;
 - g. Consider and take possible action approving Task Order submitted by District Engineer for preparation of public bidding documents related to construction of Water Treatment Plant within the District;
 - h. Consider and take possible action on Resolution Authorizing and Approving Execution of First Amendment to Development Agreement between District and 290 Betka, LLC;

- i. Consider and receive nominations for two (2) qualified persons to serve as successors to the Board of Directors' positions set to expire on September 12, 2025 (currently held by Alexandra Gendron and Maggie Carpenter);
- j. Consider and take possible action on Resolution Recommending Approval of Qualified Persons to Serve on Succeeding Board of Directors for the District to the City of Houston, Texas, , in accordance with TEX. LOC. GOV'T CODE § 375.064, and such other matters related and incidental thereto;
- k. Consider and take possible action regarding future meeting dates;
- 6. **Executive Session:** No action shall be taken in Executive Session. A closed Executive Session may be held if the discussion of any of the above agenda items concerns any one of the following:
 - a. Seeking the advice of General Counsel concerning pending or contemplated litigation, settlement offers, or any matter in which the duty of General Counsel to the Board of Directors of the District under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act (Tex. Gov't Code § 551.071);
 - b. Deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the District in negotiations with a third person (Tex. Gov't Code § 551.072);
 - c. Deliberating a negotiated contract for a prospective gift or donation to the District if the deliberation in an open meeting would have a detrimental effect on the position of the District in negotiations with a third person (Tex. Gov't Code § 551.073);
 - d. Deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an employee or officer unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing (Tex. Gov't Code § 551.074);
 - e. Deliberating economic development negotiations or the offer of a financial or other incentive to a business prospect (Tex. Gov't Code § 551.087);
 - f. Reconvene in Open Session to consider and take possible action on any item discussed in Executive Session.
- 7. **Adjournment.**

The District may meet in executive session on any item listed above as authorized by the Texas Open Meetings Act, Tex. Gov't. Code Ann. Chapter 551 or by Texas Government Code Section 418.183.

Dated: June 2, 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>

Texas Water Code Section 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 Section 49.062(c) for specific information.