

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 401
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 **Staybridge Suites, 10011 Farm to Market Road 2920, Tomball, Harris County, Texas**, said address being an office and meeting place of the District.

The meeting will be held on **Monday, January 27, 2025, at 7:00 p.m.**

The subject of the meeting will be to consider and take such actions as the Board may deem appropriate in connection with the following:

1. Consider report from Harris County Constable relative to security services for the District, and other security related matters;
2. Comments from the public (the Board imposes a three-minute speaking limit for each member of the public wishing to address the Board, and public comments will be closed after this item);
3. Review and approval of the minutes of the meeting of the Board of Directors held on December 16, 2024;
4. Bookkeeper's report, including financial and investment reports, investment analysis, report on utilities expense, and authorizing payment of invoices presented;
5. Consider adoption of Resolution Adoption List of Qualified Brokers Authorized to Engage in Investment Transactions with District;
6. Tax Assessor-Collector's report, including authorizing payment of invoices presented and approve moving accounts to uncollectible roll;
7. Consider 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;
8. Champions Hydro-Lawn, Inc. report on facility site maintenance;
9. 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 and/or park and recreation facilities within the District;
 - b) Status of construction of water, sewer and drainage facilities to serve land within the District, including approval of any change orders, and acceptance by Harris County of streets for maintenance;

*An electronic copy of the agenda packet (which consists of the regular reports presented to the Board by its consultants) can be found at: www.districtdirectory.org/agenda.

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 713-942-9922 at least three business days prior to the meeting so that appropriate arrangements can be made.

- 1) Status of Water Plant No. 1 Treatment Modifications;
 - 2) Status of construction contract with Allteam Solutions, LLC for Sanitary Sewer Cleaning and Televising for Inverness Estates, Sections 1, 2 and 4;
 - 3) Status of construction contract with Water Services for Blended Phosphate Water Treatment project;
 - c) Consider potential development of park projects in the District and acquisition of property in connection with same;
 - d) Consider review and approval of Capital Improvements Plan;
 - e) Consider review and approval of Albury Trails Amenity Lakes Concept;
 - f) Consider status of park and facility maintenance;
 - g) Consider status of installation of bat houses;
 - h) Discussion regarding potential acquisition of property from the Inverness Estates Property Owners Association;
10. Operator's report, including:
- a) Monthly report;
 - b) Compliance with District permits;
 - c) Authorizing delinquent accounts to be turned over for collection or written off;
 - d) Appeals of District charges;
 - e) Authorize repairs and maintenance to District facilities and status update regarding same;
 - f) Status of meter replacement;
 - g) Status of valve survey;
11. Update from Touchstone District Services; and
12. Matters for possible placement on future agendas.



MARKS RICHARDSON PC

By: Kara E. Richardson/MSR
 Kara E. Richardson
 Attorneys for the District

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