

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, July 20, 2026, 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 meetings of the Board of Directors held on May 22, 2026, and June 15, 2026;
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 operating budget for fiscal year ending July 31, 2027 (a copy of which is attached hereto as "Exhibit A" along with the taxpayer impact statement);
6. Tax Assessor-Collector's report, including authorizing payment of invoices presented and approval to move accounts to uncollectible roll;
7. Review of delinquent tax collection attorney report and taking appropriate action in connection therewith;
8. Champions Hydro-Lawn, Inc. report on facility site maintenance;
9. Consider status of park and facility maintenance and ongoing park projects;
10. Consider approval of Amended and Restated Agreement with Champions Hydro-Lawn;
11. 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;
 - i. Authorize preparation of plans and specifications relative to tank coatings;
 - 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.

- i. Status of contract with CFG Industries for the Lift Station No. 3 Wet Well & Piping Rehabilitation;
 - ii. Status of amenity lake erosion repairs;
 - iii. Status of contract with ARS Construction LLC relative to sidewalk extension in Albury Trails Estates;
 - iv. Status of contract with Chief Solutions, Inc. for sanitary sewer cleaning & televising to serve Albury Trails, Sections 1-4;
 - c) Consider status of acquisition of Hooks Property;
 - d) Status of Application to the TCEQ Authorizing Use of Surplus Funds for sidewalk extension project;
12. Approval of Resolution Declaring Development Status of District; and the taking of any actions required in connection therewith;
13. 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 credit request with NHCRWA relative to District water well meter;
14. Discussion regarding "No Parking" signage in the District and the taking of any action in connection therewith;
15. Update from Touchstone District Services; and
16. Matters for possible placement on future agendas.

(SEAL)

MARKS RICHARDSON PC



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

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EXHIBIT "A"

TAXPAYER IMPACT STATEMENT - HARRIS COUNTY MUD NO. 401

	Current Budget Fiscal Year Ending 2026**	Proposed Budget Fiscal Year Ending 2027**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$1,179.58	\$1,202.44	\$1,179.58

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.27610 per \$100 of assessed value. Average homestead values are determined by the county appraisal district. All estimates above were prepared utilizing the average resident homestead value as of the time that the District's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

**Average tax bill estimates for the current and proposed budgets reflect those taxes necessary to fund the operations and maintenance tax revenues stated in the applicable budget.

***This column estimates the operations and maintenance taxes to be paid on the average homestead if the proposed budget generates the same amount of operations and maintenance tax revenues as the current budget.

Harris County MUD #401 Operating Fund Budget Worksheet

		Worksheet
		Aug '26 - Jul 27
Ordinary Income/Expense		
Income		
1.4100 · Customer Service - Water		605,000.00
1.4200 · Customer Service - Sewer		565,000.00
1.4330 · Penalty		18,000.00
1.4331 · NHCRWA		500,000.00
1.5380 · Miscellaneous		1,500.00
1.5391 · Interest		240,000.00
1.5398 · Maintenance Tax		1,241,574.00
Total Income		3,171,074.00
Expense		
1.6161 · Garbage Collections		360,000.00
1.6201 · Sludge Haul		73,000.00
1.6235 · Repair & Maintenance		
General		12,000.00
Landscape/Mowing		30,000.00
Lift Station		30,000.00
Swr Collect		12,000.00
Swr Plant		195,000.00
Wtr Plant		175,000.00
Wtr. Dist.		90,000.00
Total 1.6235 · Repair & Maintenance		544,000.00
1.6236 · Detention Maintenance		145,000.00
1.6237 · Detention Repair		25,000.00
1.6238 · Storm Wtr Repair		2,500.00
1.6310 · Director Fees		35,000.00
1.6320 · Legal Fees		80,000.00
1.6321 · Audit Fees		24,000.00
1.6322a · Engineering Fees		120,000.00
1.6322b · Eng. Fees for Permit Renew		1,000.00
1.6322e · Eng. Fees for WP Consult		5,000.00
1.6322f · Eng. Fees for WWTP Consult		12,000.00
1.6322g · Eng Fees for Flushing Plan		0.00
1.6322h · Eng. Fees for GIS		2,500.00
1.6322i · Eng Fees CIP		30,000.00
1.6324 · Laboratory Expenses		42,000.00
1.6325 · Election Expense		0.00
1.6326 · Permit Fees		6,500.00
1.6329 · Amenity Lake		6,000.00
1.6332 · Operations & Billing		130,000.00
1.6333 · Bookkeeping		25,000.00
1.6340 · Printing & Office Supplies		0.00
1.6352 · Utilities		92,000.00
1.6353 · Insurance & Surety Bond		38,000.00

Harris County MUD #401
Operating Fund Budget Worksheet

	Worksheet
	Aug '26 - Jul 27
1.6354 ·Travel & Per Diem	5,000.00
1.6355 ·NHCRWA Fees	500,000.00
1.6359 ·Other Expenses	10,000.00
1.6360 ·Security Patrol	250,000.00
1.6560 ·Payroll Taxes	2,400.00
1.6570 ·TCEQ Fees	10,000.00
1.7395 ·Misc. Expense-AWBD	5,000.00
1.8001 ·Capital Outlay	175,000.00
Total Expense	2,755,900.00
Net Ordinary Income	415,174.00
Net Income	415,174.00