

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 15, 2019, 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;
2. Comments from the public (the Board imposes a three-minute speaking limit for each member of the public wishing to address the Board, comments will be closed after this item);
3. Review and approval of the minutes of the meeting of the Board of Directors held on June 17, 2019;
4. Consider engagement of auditor to prepare the District's audit report for fiscal year ending July 31, 2019;
5. Consider presentation from Off Cinco regarding website design and maintenance for the District, and take action related to same;
6. Bookkeeper's report, including financial and investment reports, investment analysis, and report on utilities expense;
7. Consider adoption of operating budget for fiscal year ending July 31, 2019;
8. Tax assessor-collector's report, including authorizing payment of invoices presented and approve moving accounts to uncollectible roll;
9. Report on legal action taken by the District's delinquent tax collections attorneys, including authorizing foreclosure proceedings, installment agreements, and the filing of proofs of claim;
10. Developers' reports, including;
 - a) 2920 Venture, Ltd.,
 - b) Hendricks Interests, LLC/Willow Creek Development Company, Limited;
11. Champions Hydro-Lawn, Inc. report on facility site maintenance;
 - a) Discuss status of repairs to grassy areas at end of cul-de-sac on Wixford Lane, including status of soil remediation;
 - b) Review proposals for fencing near the amenity and detention ponds;

12. 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 within the District;
 - 1) Status of design for additional water line across Willow Creek, including easement and/or conveyance discussions with property owners and/or interested parties, including:
 - i. Inverness POA;
 - 2) Review of bids and award of construction contract for Water Plant No. 1 improvements;
 - 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, including:
 - 1) Recreational facilities (hardscaping and landscaping) to serve Albury Trails – Division III + Constructors, Inc., contractor;
 - c) Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District;
 - 1) Conveyance of property from Inverness POA to the District;
 - d) Status of flow sampling at wastewater treatment plant and application for plant rating;
13. Review and approve Professional Services Agreement with Jones & Carter, Inc.;
14. Consider status of Bond Application Report in connection with proposed issuance of Bonds by the District, and the taking of any actions required in connection therewith;
15. 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) Consider status of security system installation;
 - f) Consider status of installation of additional chain link fence along Albury Trails detention pond D;
16. Consider discussion regarding access to the District from Sugarberry neighborhood, and take action related to same;
17. Consider update of 86th Texas Legislature;
18. Recess to Executive Session to discuss real property matters pursuant to §551.072, Texas Government Code and pending or contemplated litigation or a settlement offer pursuant to §551.071, Texas Government Code;
19. Reconvene in Open Session and authorize appropriate action regarding contemplated litigation, or a settlement offer;

20. Matters for possible placement on future agendas.



MARKS RICHARDSON PC

By: Kara E. Richardson MSK
Kara E. Richardson
Attorneys for the District

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services to aid in communication and/or participation are requested to contact the District's attorney at (713) 942-9922 at least three (3) business days prior to the meeting so that appropriate arrangements can be made. Texas Water Code Section 49.06(c) provides a process for qualified electors residing in the District to request the designation of a meeting place within the District. Please see Texas Water Code Section 49.062(c) for specific information on the petition process.