

**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, February 17, 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 January 27, 2025;
4. Bookkeeper's report, including financial and investment reports, investment analysis, report on utilities expense, and authorizing payment of invoices presented;
5. Tax Assessor-Collector's report, including authorizing payment of invoices presented and approve moving accounts to uncollectible roll;
6. Consider granting exemptions from taxation for 2025, and the adoption of a Resolution in connection therewith;
7. Champions Hydro-Lawn, Inc. report on facility site maintenance;
8. 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;
 - 1) Authorize preparation of plans and specifications for purchase and installation of generator(s) at District facilities;
 - 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;
 - 1) Status of construction contract with Allteam Solutions, LLC for Sanitary Sewer Cleaning and Televising for Inverness Estates, Sections 1, 2 and 4;

*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.

- c) Consider potential development of park projects in the District and acquisition of property in connection with same;
 - d) Consider status of park and facility maintenance and ongoing park projects;
 - e) Consider status of installation of bat houses;
9. Consider annual approval of water rates for Albury Manor pursuant to Wholesale Water Supply Agreement;
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;
11. Consider proposal relative to renewal of the District's insurance coverage for term expiring March 31, 2025;
12. Approval of fee increase from Marks Richardson PC;
13. Update from Touchstone District Services; and
14. Matters for possible placement on future agendas.



MARKS RICHARDSON PC

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

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