

HARRIS-FORT BEND COUNTIES MUNICIPAL UTILITY DISTRICT NO. 1
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 regular public meeting at **1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas**, said address being a meeting place of the District.

The meeting will be held on Tuesday, April 15, 2025, at 12:30 p.m.

The Board shall consider and discuss the following matters and take any action necessary or appropriate with respect to such matters:

1. Public comments;
2. CONSENT AGENDA – This agenda consists of ministerial or "housekeeping" items required by law and items of a non-controversial nature. These items will be considered by a single motion unless removed and placed on the Regular Agenda for individual consideration at the request of any Director;
 - (a) Approve the minutes of the March 18, 2025, Board of Directors meeting;
 - (b) Bookkeeper's Report, including financial and investment reports, and authorizing the payment of invoices presented; amendment of the District's operating budget for fiscal year ending September 30, 2025;
 - (c) Tax Assessor-Collector's Report, including authorizing payment of invoices presented, approving the movement of account(s) to uncollectible roll and approval of installment agreements;
 - (d) Report and legal action taken by the District's delinquent tax collections attorney, including authorizing foreclosure proceedings, installment agreements, and the filing of proofs of claim; and
 - (e) Adoption of Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes and authorize the delinquent tax attorney to pursue the collection of delinquent real property taxes beginning July 1, 2025, including the filing of lawsuits, as necessary;
3. REGULAR AGENDA – This agenda consists of items requiring individual consideration by the Board;
 - (a) Security Report from Fort Bend County Constable Precinct 1, including monthly incident report generated from Flock Security cameras;
 - (b) Trash and recycling collection report from GFL Environmental ("GFL");
 - (c) Engineer's Report and Capital Improvement Projects, including:
 - i. Authorizing the design and advertisement for bids and/or award of construction contracts for water, sewer, drainage, and recreational facilities to serve the District; acceptance of TEC Form 1295;
 - (a) Surface Water Delivery and Chloramine Disinfection Notification from North Fort Bend Water Authority ("NFBWA");
 - (b) Recoating of Joint Wastewater Treatment Plant;
 - (c) Structural and Mechanical Repairs to Joint Wastewater Treatment Plant;
 - (d) Replacement of sidewalks, including Sidewalk Replacement Program, Phase One;
 - ii. Status of construction contracts, including approval of pay estimates and change orders and/or acceptance of facilities for operation and maintenance purposes,

- (a) Storage tank maintenance at Water Plant No. 2 (Aquastore);
 - (b) Partial recoating of Water Plant No. 2 (Nova Paintings, LLC);
 - (c) Phase II and Phase III cleaning and televising of submerged storm sewers located with Falcon Point and Falcon Rock (AR Turnkee);
 - (d) Storm sewer and manhole improvement project (AR Turnkee);
 - (e) Sanitary sewer rehabilitation project (Ram Rod Utilities, LLC);
 - (f) Lake Edge Erosion Repair Project (Silt Solutions); negotiations with Club at Falcon Point and Spirit Realty regarding First Amendment to Detention Pond Agreement; and
 - (g) Clean and televise Phase I submerged storm sewers located in Falcon Point (BCAC Underground, LLC);
- iii. Requests for service and/or annexation, including:
 - (a) Status of annexation 3.77 acres tract on Saddlespur Lane (garage condos) at the request of Chris Naeger;
- iv. Status of preparation of application to the TCEQ for road powers;
- v. Authorize preparation of Bond Authorization Report and Park Plan for calling Bond Authorization Election; consider proposal from Murr Inc. for preparation of Park Plan;
- vi. Status of preparation of long-term Capital Improvement Plan;
- vii. Status of compliance with TCEQ Phase II Small MS4 General Permit, including public comments and any training that is necessary under the Storm Water Management Plan; and
- viii. Acquisition or acceptance of sites or easements for District facilities, including:
 - (a) Consider qualifications and engagement of Jackson Walker LLP to serve as property acquisition counsel; and
 - (b) Resolution Declaring the Existence of a Public Necessity and Authorizing Acquisition of Real Property by Donation, Purchase, or Exercise of the Power of Eminent Domain;
- (d) Committee Reports, including:
 - i. CIP Committee;
 - ii. Finance Committee; financial management plan;
 - iii. Sidewalk Committee; and
 - iv. Communications Committee;
- (e) Operator's Report, including:
 - i. Appeals of District Charges;
 - ii. Referral of accounts for collection; write-off of uncollectible accounts;
 - iii. Implementation of NFBWA Water Provider Conservation Program initiatives;
 - iv. PFAS Monitoring; and
 - v. Status of filing water conservation plan annual implementation report;
- (f) Consider amendment of Rate Order, including but not limited to adjustment of residential sanitary sewer rate to address CPI rate increase by GFL; and
- (g) Communications Report, including review of proposals for director email accounts and document management services from Touchstone District Services; review new District website; transition of services from Off Cinco to Touchstone District Services;

4. Attorney's Report;

5. Convene in Closed Session in accordance with Texas Open Meetings Act, including but not limited to consultation with attorney pursuant to Section 551.071, Texas Government Code; and acquisition of property interests pursuant to Section 551.072, Texas Government Code;
6. Reconvene in Open Session and authorize any necessary action resulting from Closed Session;
7. Announcements/Future Agenda Items; and
8. Adjourn.

SCHWARTZ, PAGE & HARDING, L.L.P.



By: Matthew R. Reed
Matthew R. Reed
Attorneys for the District

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) 623-4531 at least three business days prior to the meeting so that appropriate arrangements can be made.