

HARRIS-FORT BEND COUNTIES MUNICIPAL UTILITY DISTRICT NO. 1  
NOTICE OF SPECIAL 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 special 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, January 28, 2025, at 2:30 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 December 17, 2024, Board of Directors meeting;
  - (b) Bookkeeper's Report, including financial and investment reports, and authorizing the payment of invoices presented;
  - (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; and
  - (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;
  - (e) 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; and
  - (f) Authorize preparation and submission of District information to Texas Comptroller of Public Accounts as required by Section 403.0241, Texas Government Code, and Chapter 203, Texas Local Government Code, for inclusion in the Special Purpose District Public Information Database;
3. REGULAR AGENDA – This agenda consists of items requiring individual consideration by the Board;
  - (a) Consider report from Revenue Management Services;
  - (b) Security Report from Fort Bend County Constable Precinct 1, including monthly incident report generated from Flock Security cameras;
  - (c) Approval of audit report for fiscal year ended September 30, 2024 (due February 12, 2025);
  - (d) Grant exemptions from taxation for 2025, and the adoption of a Resolution in connection therewith;
  - (e) Discussion of renewal of District insurance coverages and authorize solicitation of proposals for same;
  - (f) Discuss status of solid waste collection and recycling services provided to the District by GFL Environmental;

- (g) Review proposal and contract for website and communication services from Touchstone District Services;
- (h) Engineer's Report, including
  - (i) concurrence in authorizing the design and advertisement for bids and/or award of construction contracts, for the construction or repair of the water, sanitary sewer and drainage facilities to serve the District, and authorize acceptance of TEC Form 1295; (ii) status of construction contracts, including the approval of any change orders and/or acceptance of facilities for operation and maintenance purposes, (iii) acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District; and (iv) acceptance of any related stormwater quality management plan, including:
    - i. Report concerning operation of joint Water Plants and Wastewater Treatment Plant;
      - (a) Surface Water Delivery and Chloramine Disinfection Notification from North Fort Bend Water Authority ("NFBWA"); status of design;
      - (b) Status of storage tank maintenance at Water Plant No. 2 (Aquastore);
      - (c) Status of partial recoating of Water Plant No. 2 (Nova Paintings, LLC); and
    - ii. Status of contract for Drainage Improvements in Falcon Point (Stone Castle Constructors);
    - iii. Status of Phase II and Phase III cleaning and televising of submerged storm sewers located with Falcon Point and Falcon Rock (AR Turnkee);
    - iv. Status of design to clean and televise Phase I submerged storm sewers located in Falcon Point;
    - v. Status of storm sewer and manhole improvement project (AR Turnkee);
    - vi. Status of sanitary sewer rehabilitation project (Ram Rod Utilities, LLC);
    - xii. Review bids for Lake Edge Erosion Repair Project and communication with Club at Falcon Point regarding same, and First Amendment to Detention Pond Agreement between the District and Fort Bend Acquisition Corp.;
    - xiii. Consider requests for service and/or annexation, including:
      - (a) Status of Development, Financing and Annexation Agreement with Chris Naeger regarding annexation of 3.77 acre tract on Saddlespur Lane (office warehouses);
    - ix. Status of preparation of long-term Capital Improvement Plan;
    - x. Status of preparation of application to the Texas Commission on Environmental Quality for road powers;
    - xi. Discussion regarding calling of Park Bond Election;
      - (a) Status of design of replacement of sidewalks in Falcon Point, Phase One, Sections 1 and 4;
      - (b) Status of design of extension of sidewalk on northern side of Falcon Landing Drive to Kingsland Boulevard; and
      - (c) Review title report regarding mineral estate of drill sites in Parkway Oaks and Falcon Point, respectively;
    - xii. Discuss renewal of the TPDES Phase II Municipal Separate Storm Sewer System General Permit and permitting obligations under same, including development of an updated storm water management plan and implementation of same;

- (i) Committee Reports, including:
    - i. CIP Committee;
    - ii. Finance Committee; financial management plan;
    - iii. Sidewalk Committee; discussion regarding subdivision sidewalks; and
    - iv. Communications Committee;
  - (j) Operator's Report, including:
    - i. Appeals of District Charges;
    - ii. Referral of accounts for collection and approval of write-off of uncollectible accounts;
    - iii. Implementation of NFBWA Water Provider Conservation Program initiatives;
    - iv. Communications with residents via email and text-messages; and
    - v. PFAS Monitoring;
4. Attorney's Report;
    - (a) Order Establishing Policy for Covered Applications and Prohibited Technology pursuant to Chapter 620, Texas Government Code;
  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.***