

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, February 18, 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 January 28, 2025, 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;
 - (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 Concerning Developed District Status for 2025 Tax Year;
 - (f) Review of annual survey of wage rate scales and consider adoption of Resolution Adopting Prevailing Wage Rate Scale for Construction Projects;
 - (g) Authorize operator to provide required information in connection with the annual Consumer Confidence Report to districts that received water from the District during the previous calendar year and prepare a draft Consumer Confidence Report for review by Board of Directors; and
 - (h) Ratify prior approval of change of location of regular meetings in January, April, July, and October, to location of this meeting;
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) Grant exemptions from taxation for 2025, and the adoption of a Resolution in connection therewith;
 - (c) Approval of proposals for renewal of the District's general liability, umbrella liability, property, boiler and machinery, director and officer liability, and pollution liability insurance coverage for policies expiring March 31, 2025;
 - (d) Trash and recycling collection report from GFL Environmental;
 - (e) Review proposal and contract for website and communication services from Touchstone District Services;
 - (f) 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) Clean and televise Phase I submerged storm sewers located in Falcon Point;
 - (d) Replacement of sidewalks in Falcon Point, Phase One, Sections 1 and 4;
 - (e) Extension of sidewalk on northern side of Falcon Landing Drive to Kingsland Boulevard;
 - ii. status of construction contracts, including approval of 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) Drainage Improvements in Falcon Point (Stone Castle Constructors);
 - (d) Phase II and Phase III cleaning and televising of submerged storm sewers located with Falcon Point and Falcon Rock (AR Turnkee);
 - (e) Storm sewer and manhole improvement project (AR Turnkee);
 - (f) Sanitary sewer rehabilitation project (Ram Rod Utilities, LLC);
 - (g) Lake Edge Erosion Repair Project (Silt Solutions); negotiations with Club at Falcon Point and Spirit Realty regarding First Amendment to Detention Pond Agreement;
 - iii. Acquisition or acceptance of sites or easements for District facilities;
 - iv. 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;
 - v. Status of preparation of application to the TCEQ for road powers;
 - vi. Consider calling Recreational Facility/Park Bond Authorization Election;
 - vii. Status of preparation of long-term Capital Improvement Plan;
 - viii. 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;
 - (g) Committee Reports, including:
 - i. CIP Committee;
 - ii. Finance Committee; financial management plan;
 - iii. Sidewalk Committee; discussion regarding subdivision sidewalks; and
 - iv. Communications Committee;
 - (h) 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. Communications with residents via email and text-messages; and
 - v. PFAS Monitoring;
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
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.