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03/08/2017 PERSONAL  
\$9.00 MPR - NOTICE MTG

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 401

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NOTICE OF PUBLIC MEETING

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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 1300 Post Oak Boulevard, Suite 1400, Houston, Texas 77056, said address being an office and meeting place of the District.

The meeting will be held on Wednesday, March 15, 2017, at 12:30 p.m.

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

1. Review and approval of the minutes of the meeting of the Board of Directors held on February 15, 2017;
2. Reports concerning community programs and activities within Harris County Precinct 4;
3. Bookkeeper's report, including financial and investment reports, investment analysis, and report on utilities expense, including:
  - a) Amend operating budget for fiscal year ending July 2017;
4. Tax assessor-collector's report, including authorizing payment of invoices presented and approve moving of accounts to uncollectible roll;
5. 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;
6. Developers' reports, including:
  - a) 2920 Venture, Ltd., and
  - b) Hendricks Interests, LLC/Willow Creek Development Company, Limited;
7. Champions Hydro-Lawn, Inc. report on facility site maintenance, including:
  - a) Proposal for maintenace of foot path area in Albury Trails;
  - b) Proposal for repair of washout area;
8. Operator's report, including:
  - a) Monthly report;
  - b) Status of compliance with District's permits;
  - c) Refer accounts for collection;
  - d) Appeals of District charges;
  - e) Discuss status of irrigation water savings program for the District;
  - f) Discuss status of homeowners association irrigation evaluation and implementation of watering program; and
  - g) Status of installation of digital meters;

Stan Stewart  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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9. Authorize District's operator to solicit proposals for sludge hauling services and consideration of same; approval of Sludge Management Agreement between the District, Operator and new company or companies;
10. Engineer's report, including:
  - a) Authorize the design and/or advertisement for bids for the construction of facilities within the District, and authorize acceptance of TEC Form 1295 and approval of related storm water plans, including:
    - 1) Review and approval of any Storm Water Pollution Prevention Plans or Storm Water Quality Management Plans related to construction within or on behalf of the District, and the execution of any documentation in connection therewith; and
    - 2) Status of design for additional water line across Willow Creek, including easement discussions with The Nature Conservancy; authorize appraisal of necessary easement;
  - b) Authorize the award of construction contracts or concurrence of award of contracts for the construction of facilities within the District, authorize acceptance of TEC Form 1295, and approval of any related storm water permits;
  - c) Status of construction of water, sewer and drainage facilities to serve land within the District, including the approval of any change orders, authorize acceptance of TEC Form 1295, and acceptance by Harris County of streets for maintenance, including:
    - 1) Detention to serve Albury Trails Estates, Sections Three and Four Phase I – Sonora Construction, contractor;
    - 2) Detention to serve Albury Trails Estates, Sections Three and Four Phase II – R Construction Company, contractor;
    - 3) Water, sewer and drainage facilities to serve Albury Trails, Section Four - Bay Utilities, contractor;
    - 4) Recreational facilities (hardscaping and landscaping) to serve Albury Trails – Division III + Constructors, Inc., contractor;
    - 5) Expansion of wastewater treatment plant – R+B Group, Inc., contractor;
    - 6) Water Plant No. 1 Phase II – Schier Construction Company, Inc., contractor;
    - 7) Lift Station Generators (Albury Trails and Willow Creek Lift Stations) – IES Commercial, Inc., contractor; and
    - 8) Water plant fencing, Fencecrete America, Ltd., contractor;
  - d) Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District, including:
    - 1) Conveyance of Utility Facilities (Inverness Estates, Section Eight, Water, Sewer and Drainage Facilities); and
    - 2) Conveyance of Utility Facilities (Albury Trails Estates, Section Four);
  - e) Alternative sources of permanent water supply for District;
  - f) Status of repairs to ground storage tank; and
  - g) Status of water plant inspection;
11. Status of cost summary and bond application report for the District's 8<sup>th</sup> bond issue;

- 12. Consider adjustment of rate for water supplied to Albury Manor Utility Company, Inc. pursuant to Wholesale Water Supply Contract;
- 13. Requests for issuance of utility commitments, and authorize acceptance of TEC Form 1295;
- 14. Status of solid waste collection services being provided to District, including but not limited to the following:
  - a) Notice of CPI rate adjustment received from Waste Management ("WM") and proposed amendment to WM's contract with the District concerning same;
  - b) Authorize termination concerning WM's contract with District; and
  - c) Proposals from alternative service providers and the approval of a contract in connection therewith;
- 15. Amendment of District's Rate Order, including but not limited to rate adjustment to address increase in solid waste collection fee by WM, and increase in North Harris County Regional Water Authority fees;
- 16. Authorize consultants to research unclaimed property and consider authorizing bookkeeper to prepare Unclaimed Property Report as of March 1, 2017;
- 17. Authorize annual submission to each electric utility that provides transmission and distribution service to the District and each retail electric provider for determination of District facilities that qualify for critical load status relative to compliance with §13.1396, Texas Water Code;
- 18. Discuss change in location for Board of Directors meetings, including adoption of Order Establishing Meeting Place;
- 19. Attorney's report;
- 20. Matters for possible placement on future agendas.

**RECORDER'S MEMORANDUM:**  
 At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

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

By: Spencer W. Creed  
 Spender W. Creed  
 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.*