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FALLBROOK UTILITY DISTRICT
NOTICE OF PUBLIC MEETING

1556964
07/12/2024 PERSONAL
\$9.00 MPR - NOTICE MTG

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 Water WasteWater Management Services, Inc., 13563 Bammel N. Houston Road, Houston, Harris County, Texas, said address being an office and meeting place of the District.

The meeting will be held on Monday, July 15, 2024, at 2:00 p.m.

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

1. Comments from the public;
2. Review and approve the minutes of the June 17, 2024 Board of Directors meeting;
3. Report from Harris County Sheriff's Office ("HCSO") regarding security matters within the District;
4. Bookkeeper's Report, including financial and investment reports and authorizing the payment of invoices presented; consider options for investment of District funds;
5. Tax Assessor-Collector's Report, including authorizing payment of invoices presented and approving moving of accounts to uncollectible roll;
6. Report on legal action taken by the District's Delinquent Tax Collections Attorney, including authorizing foreclosure proceedings, installment payment agreements, the filing of proofs of claim, and possible terminations of water service; authorize any action necessary in connection with said matters;
7. Operations Report, including:
 - a) Authorizing the repair and maintenance of facilities and report on status of previously authorized repairs, including:
 - i) Replacement of Well Pump Bearing at Water Plant No. 1 ("WP No. 1");
 - ii) Status of replacement of the Well Pump at WP No. 1 by C&C Water Services; and
 - iii) Status of repair of water line located at 1014 Castolan Drive;
 - b) Appeals of District charges and/or policies; authorize any action necessary in connection therewith;
 - c) Referral of accounts for collection and approval of write-offs;
 - d) Status of communications with District customers regarding violations of the District's Rate Order and any other District matters; **conduct Public Hearing in connection with violations of Rate Order by customers and possible imposition of fines related to same; authorize any actions necessary and appropriate in connection therewith;**
 - e) Status of communications with representatives of Northside Domestic & Imports

- regarding request for new tap and status of compliance with development plans reviewed and approved by the District; authorize any action necessary in connection therewith; and
- f) Status of communications with (i) Harris County Municipal Utility District No. 321 regarding proposed payment in kind of water supplied to the District through emergency water interconnect in April and May 2024, and (ii) Central Harris County Regional Water Authority ("CHCRWA") regarding waiver of Water Importation Fees; authorize any actions necessary in connection therewith;
8. Status of purchase and installation of wireless electronic water meters throughout the District; authorize any action necessary in connection therewith;
 9. Status of review of Water Conservation and Drought Contingency Plan and adoption of amendments as appropriate, including the adoption of a Resolution regarding review of said Plan, consider comments and input from the public and authorize publication of notice, as required;
 10. Engineering Report, including:
 - a) Authorizing the design and/or advertisement for bids for the construction of facilities within the District, and approval of related storm water plans, including:
 - i) Emergency Interconnect No. 2 between the District and No. 321 and No. 406 and communications with City of Houston regarding same;
 - ii) Water Plant No. 2 Electrical Service Rehabilitation (Phase II); and
 - iii) Proposed installation of permanent manual bar screen and rehabilitation of existing Drum Screen at the District's Wastewater Treatment Plant;
 - b) Authorizing the award of construction contracts for the construction of facilities within the District and authorizing the acceptance of Texas Ethics Commission ("TEC") Form 1295, and approval of any related storm water permits;
 - i)
 - c) Status of construction of facilities to serve land within the District, including the approval of any change orders and authorizing the acceptance of TEC Form 1295, as necessary, including:
 - i) Water Plant No. 1 Generator Addition by CSE W-Industries, Inc.;
 - ii) Water Plant No. 1 Rehabilitation Phase 1 by C3 Constructors, LLC;
 - iii) Emergency Utility Relocations Water and Sanitary Sewer Facilities by Specialty Construction TX, LLC in connection with Harris County Drainage Improvement Project;
 - iv) Water Plant No. 2 Rehabilitation Phase 1 by W.W. Payton Corporation; and
 - v) Construction of 12-inch Sanitary Sewer Line parallel to existing 21-inch Sanitary Sewer Line by Bull-G Construction, LLC;
 - d) Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District, and acceptance of facilities for operation and maintenance purposes, and the taking of any action in connection therewith;
 - e) Discussion regarding proposed purchase and installation of emergency generator to serve Lift Station located near Wells Fargo Bank on West Road, including status of communications with landowner regarding District's desire to acquire a site for same;
 - f) Status of preparation of inventory by BGE, Inc. ("BGE") of lead service lines in the

- District's water system and creation of database reflecting same;
- g) Discussion regarding Capital Improvement Plan matters; authorize any action necessary in connection therewith;
 - h) Status of review and approval of plans for proposed construction of Joe V's Smart Shop within portion of former Fry's Electronics Store located at 10241 North Freeway; and
 - i) Request of City of Houston to construct 24-inch water line within District's 15-foot Sanitary Sewer Easement along south side of West Road; authorize any action necessary in connection therewith;
11. Act upon requests for utility commitments;
 12. Status of development of approximate 42-acre tract located at 410 West Road (the "WRV Tract") by 410 West Road Venture, LLC ("410 WRV"), including:
 - a) Status of communications with 410 WRV regarding proposed Public Sanitary Sewer Line Agreement related to operation and maintenance of sanitary sewer force main to be constructed to serve the WRV Tract and approval of same, if appropriate;
 13. Status of proposed acquisition, annexation and development of approximate 34.839 acres located north of the District by IDV Development Services, LLC ("IDV"), including:
 - a) Status of completion of Development, Financing and Annexation Agreement with IDV related to annexation of 32.849 acres and creation of Defined Area over said property; authorize any action necessary in connection with same;
 14. Discussion regarding CHCRWA matters;
 15. Review Memorandum regarding Electronic Storage of District Records; approval of Resolution Adopting Records Retention Schedules and Policies and Procedures for Electronic Storage of District Records;
 16. Request from Records Management Officer to destroy certain records of the District;
 17. Attorney's Report, including:
 - a) Review and approval of proposed Amended and Restated Emergency Water Supply Contract between the District and No. 321 and No. 406;
 18. Closed Session pursuant to Government Code, Section 551.071 and/or 551.072, V.T.C.A., to consult with the District's attorney regarding (i) pending or threatened litigation and/or matters protected by attorney-client privilege and/or (ii) purchase of real property;
 19. Reconvene in Open Session and authorize any action(s) necessary in connection with matters addressed in Closed Session; and

20. Matters for possible placement on future agendas.

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



By: *Abraham I. Rubinsky*
Abraham I. Rubinsky
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.

Forrest A. Hobbs Jr.
COUNTY CLERK
HARRIS COUNTY TEXAS

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FILED