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12/07/2023 PERSONAL
\$9.00 NPR - NOTICE MTG

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 400

NOTICE OF SPECIAL PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors (the "Board") of the above captioned District will hold a special public meeting at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas, 77056, said address being a meeting place of the District.

The meeting will be held on Friday, December 15, 2023, at 12:00 P.M.

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

1. Public comments;
2. Approval of minutes of the October 23, 2023, and November 27, 2023, Board meetings;
3. Status of law enforcement services for the District, including monthly activity reports;
4. Bookkeeper's report, including financial investment reports and authorizing the payment of invoices presented;
5. Discuss Order Adopting a Code of Ethics, Fees and Expense Policy, Policy Relating to Consulting Services, Uniform Financial Accounting and Reporting Standards, Policy Relating to Adoption of Annual Operating Budget, and Creating an Audit Committee;
6. Consider status of solid waste and recycling collection services for the District;
7. Tax Assessor-Collector report, including status of delinquent tax accounts, authorizing the payment of invoices presented, approving tax refunds and moving of accounts to uncollectible roll;
8. Report and legal action taken by the District's delinquent tax collections attorneys, authorize foreclosure proceedings, installment agreements, the filing of proofs of claim and approval of service terminations;
9. Review of Sales Tax Monitoring Report prepared by Sales Revenue, Inc.;
10. Report from Champions Hydro-Lawn, Inc., relative to maintenance of District storm water detention and drainage facilities; consider proposal for repairs or maintenance of District facilities;
11. Operator's report, including:
 - (a) Monthly report;
 - (b) Status of compliance with District's permits;

- (c) Authorize the repair and maintenance of District facilities;
- (d) Appeals of District charges;
- (e) Report regarding builder deposits, damage claims and backcharges;
- (f) Approve write-off of uncollectible accounts;
- (g) Discussion regarding status of delinquent accounts;
- (h) Discussion regarding Maintenance Plan for the District;
- (i) Status of discussions with City of Houston regarding billing matters and surcharges;
- (j) Status of maintenance of pool at community building;
- (k) Status of repairs to manholes within eastern portion of District; and
- (l) Implementation of Drought Contingency Plan;

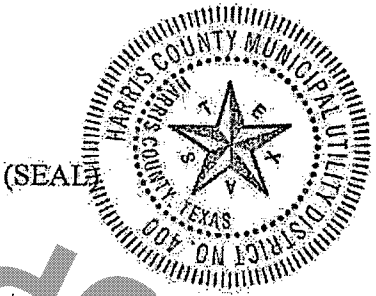
12. Engineering report, including:


- (a) Authorizing the design, advertisement for bids and/or award of construction contracts or concurrence in the award of a contract for the construction of water, sanitary sewer and drainage facilities within the District, and authorize acceptance of Texas Ethics Commission ("TEC") Form 1295;
- (b) 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 authorize acceptance of TEC Form 1295;
- (c) Status of construction contracts, including the approval of any pay estimates and change orders, and authorize acceptance of TEC Form 1295, including:
 - i. Remote Water Well and Hydropneumatic Tank Addition by Weisinger Incorporated;
 - ii. Expansion of Wastewater Treatment Plant No. 2 and related lift station improvements by Reytec Construction Resources, Inc.;
 - iii. Wastewater Treatment Plant No. 1 Improvements Project;
 - iv. Water Plant No. 1 Improvements by Rage Construction, LLC; and
 - v. West Sanitary Sewer Rehabilitation by Allteams Solutions, LLC;
- (d) Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District, and the acceptance of facilities for operation and maintenance purposes;
- (e) Status of acceptance by Harris County of streets and storm sewers for maintenance;
- (f) Status of compliance with Chapter 191, Texas Natural Resources Code ("Antiquities Code");
- (g) Status of plan review and approval for various properties within the District;
- (h) Discussion regarding capital improvements plan for the District, and authorize action in connection therewith;
- (i) Discussion regarding District's capital projects financing;
- (j) Status of 2023 Unidirectional Flushing Plan and Water Model Update;
- (k) Discussion regarding District's Drought Contingency Plan, and authorize any necessary action in connection therewith; and
- (l) Status of application to Texas Commission on Environmental Quality for Multi-Sector General Permit for Wastewater Treatment Plant No. 2;

13. Status of the District's Bond Application Report in connection with the District's \$14,620,000 Unlimited Tax Bonds, Series 2024; and authorize any necessary action in connection therewith;
14. Canyon Village Pool and Splash Pad Project, including:
 - (a) Status of construction contracts, including the approval of any pay estimates and/or change orders and authorize acceptance of TEC Form 1295; and
 - (b) Acceptance of sites and/or easement conveyances for facilities constructed or to be constructed for the District and acceptance of facilities for operation and maintenance purposes;
15. Developer's report;
16. Discussion relating to operation, maintenance, use, and ownership of property throughout the District, including:
 - (a) Discuss management and maintenance of District property and facilities; review and approval of services, materials, reimbursements, and contracts in relation to same;
 - i. Consider termination of Operation, Maintenance and Use Agreement Relating to Recreational Sites and Facilities (Canyon Village at Park Lakes Community Facilities) and entering into a new agreement for management of same;
 - ii. Discuss and authorize community outreach matters, including community event at Canyon Village at Park Lakes Community Building;
 - (b) Consider amendment to Amended and Restated Operation, Maintenance and Use Agreement Relating to Recreational Sites and Facilities;
 - (c) Consider approval of Special Warranty Deeds of landscape reserves within Etteridge subdivision; approval of Operation, Maintenance, and Use Agreement with Etteridge Property Owners Association; authorize acceptance of TEC Form 1295; and
 - (d) Status of Irrevocable Easement from Park Lakes Property Owners Association on commercial reserve in Park Lakes community;
17. Issuance of utility commitments;
18. Attorney's report, including:
 - (a) Discussion regarding scheduling of special meeting to discuss matters concerning management of Canyon Village at Park Lakes Community Facilities;
19. Website and communication matters;
20. Closed Session for consultation with attorney regarding pending or threatened litigation and/or matters protected by attorney-client privilege pursuant to Section 551.071, Texas Government Code, as amended, and/or to discuss acquisition of interests in real property pursuant to Section 551.072, Texas Government Code, as amended;

- 21. Reconvene in open session and the taking of any action resulting from closed session; and
- 22. Matters for possible placement on future agendas.

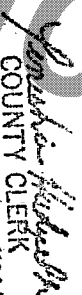
SCHWARTZ, PAGE & HARDING, L.L.P.



By: 
Christopher J. Skinner
Attorneys for the District

4400 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.

UNOFFICIAL

FILED
2023 DEC -7 PM 2:55

JENNIFER H. HESTER
COUNTY CLERK
HARRIS COUNTY TEXAS