

Mason Creek Utility District, Harris County, Texas

NOTICE OF MEETING

NOTICE IS HEREBY GIVEN that the Board of Directors of Mason Creek Utility District (District) will hold a meeting, open to the public, **October 16, 2024**, beginning at **6:30 P.M.** at **847 Dominion Dr., Katy, Texas 77450**. The subject of the meeting includes:

1. **Notices & Minutes.** Notice of this meeting (including report) and minutes of previous meetings
2. **Officers, Etc.** Matters relating to director appointment; qualification (written statement, oath, bond); election of Board officers.
3. **Hearings, Etc.** (a) Specially-noticed hearings and appeals regarding subjects on this agenda, e.g., bids, contracts, awards, revocations, drought contingency plan, rules, regulations, etc. (b) Utility and tax accounts, connections and re-connections, billing, charges, inquiries, violations of regulations, collections, payout agreements, service terminations, including hearing(s) and litigation related to same. (c) Appeals, interpretations, variances and other administrative remedies under Sec. 15 of the District's rate order.
4. **Bookkeeping, Etc.,** including: (i) reports, funds, bills, payments, investments, TexPool, arbitrage; (ii) depositories, agreements, collateral; (iii) audits, auditor engagement; (iv) budgets, amendments; (v) bookkeeping contract; and (vi) related matters.
5. **Bills, Etc.** Matters related to expenses, bills, invoices, checks, payments, payment options, contracts, etc.
6. **Taxes,** including assessments, collections, payout agreements, delinquencies, exemptions, appraisal rolls and tax rolls, tax rates, notices, hearings, proceeds, expenditures, banking (and agreements), penalties, assessor/collector, delinquent attorney, and other tax matters, also: (i) *public hearing* on proposed 2024 ad valorem tax rates for maintenance and operation (proposed \$0.27357/\$100) and debt service (proposed \$0.02780/\$100) and tax increase; (ii) *adoption, setting, and levying, by Order/Resolution*, such tax rates or other rate(s) for 2024; adoption of information form amendment with form for notice to purchasers; etc.
7. **Water Supply, Etc.,** including interconnections, contracts with City of Houston (strategic partnership, groundwater reduction, GRP committee member selection, etc.); water rates, surface water, conservation, drought contingencies, regional suppliers, contracts with Green Trails MUD, other contracts, etc.
8. **Engineering, Projects, Etc.,** including: (i) water line repairs, Brondesbury Lift Station conversion (including, matters relating to Walsh Construction Co., LLC, default, completion agreement, Insurors Indemnity Co., M7 Land Development LLC, valve supplier, warranties, etc.), Rennie Lift Station conversion, recoatings, sanitary sewer cleaning/televising (including contracts with Chief Solutions, Inc.), sanitary sewer repair/replacement/rehab (including Ellingham Drive, Section 6, and Section 1 projects, including contract with and PM Construction & Rehab LLC), Galleon Oaks Water Plant improvements (including contract with CFG Industries, LLC), sidewalk project on Shillington Dr., electrical modifications, generators, leaks, and other projects; (ii) reports, studies, designs, estimates, permits, (iii) bids, awards (and revocations), engineering (and job assignments), contracts and bonds (and amendments), insurance, payments, change orders, hearings, etc. for the foregoing, (iv) related matters.
9. **Energy, Streetlights, Etc.** Matters relating to energy or electricity, power pool, procurement, contracts, streetlights, audits, etc.
10. **Multi-Agency Matters.** Drainage, detention, flood control, etc. (HCFCD, County, USACE, etc.); streets, alleys, parks, medians, etc. (Nottingham Country CIA, County, etc.); AWBD and multi-district matters; other multi-agency matters.
11. **STPs, etc.** Sewage lines and treatment plants (WMMUD and Cinco Regional), contracts, costs, use of effluent and related matters.
12. **Recreational Facilities, Etc.** including Mason Creek Community Center (buildings, pools, tennis, swim team, etc.), parks, trails and sidewalks, streetlights, and other facilities (inside or outside the District); also: (i) permits, memberships, contracts (including funding agreements), property, neighbors/owners, operation, maintenance, promotion, inspection, repairs/replacements, improvements, supplies, equipment, insurance, open house, events, etc.; (ii) rates, rules, regulations, fees, users, events; (iii) Sweetwater Pool contract; and (v) related matters.
13. **Operations & System Matters, Development, Etc.,** including: (i) operator activities and projects; (ii) new or changed connections, applications for utility information or service, agreements, reimbursements; (iii) subdivisions, plats, utility letters, and development matters (including 17-unit residential project on Shillington near Kingsland called Mason Gardens); (iv) system repairs and damage, replacements, rehabilitations, extensions, alterations and relocations; (v) procurement of goods and services; (vi) TCEQ and City regulations, drinking water quality and reports (CCR's), emergency operations, inspections, water conservation, drought contingency plan, etc.; (vii) mutual aid and critical facilities; (viii) vehicles and equipment; (ix) inflow, infiltration, connections, backflow, grease traps, sampling, plumbing and other regulations; (x) garbage, trash, contract with Best Trash, Inc., and Hurricane Beryl (including damage, power outages, recovery, grants, debris removal); (xi) class actions regarding PFASs, drinking water, etc.; and (xii) related matters and policies.
14. **Administrative Matters,** including: (a) office facilities; (b) repairs and improvements; (c) procurement of good and services, including landscaping, legal and other services; (d) supplies and equipment; (e) employees, including the appointment, employment, evaluation, reassignment, duties, discipline, etc., also complaints, pay, benefits, policies, etc.; (f) security and cybersecurity training, including costs and fees; (g) officers, including appointment, qualification, resignation, vacancy, interviews, duties, complaints, etc.; (h) utility billing, etc.; (i) disposition of assets, claims (by District or to District), settlements, etc.; (j) District policies, including human resources, investments, records management, conflicts, arbitrage, audits, etc.; (k) rate order (regulations, rates, fees, charges—including increases--for water, sewer, drainage, solid waste, recreation, etc.); (l) insurance, renewals, claims, etc.; (m) election matters; (n) communications, website, alert system, etc.; and (o) related matters.
15. **Inquiries; Next Meeting.** Inquiries and matters relating to the next meeting or items to be placed on the agenda.

**IMPORTANT:** (1) Each subject listed above includes discussion, consideration, action, etc. (2) Subjects may be taken up in the order listed or in another order and may be taken up more than once during the meeting. (3) If a quorum is not present, those present may form an ad hoc committee to discuss, consider and act upon the subjects listed above. (4) Each subject listed above includes an executive or closed session to the extent allowed by: (i) Section 551.071, Texas Government Code for attorney consultations to seek advice about pending or contemplated litigation or a settlement offer, or a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551, Texas Government Code; or (ii) Section 551.072, Texas Government Code for deliberating purchase, exchange, lease, or value of real property; or (iii) Section 551.074, Texas Government Code to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear a complaint or charge against such officer or employee. (5) IF YOU HAVE A DISABILITY REQUIRING SPECIAL ARRANGEMENTS AT THE MEETING, PLEASE CONTACT THE DISTRICT'S OFFICE AT 281-578-7272 BEFORE THE MEETING. REASONABLE ACCOMMODATIONS WILL BE MADE TO ASSIST YOUR PARTICIPATION IN THE MEETING. THE MEETING PLACE MENTIONED ABOVE IS ACCESSIBLE BY WHEELCHAIRS.

Date issued: 10/10/24

Signed: Samantha Saccomen

Samantha Saccomen, MCUD Admin Asst.