

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 special meeting, open to the public, November 20 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. **Bills, Etc.** Matters related to expenses, bills, invoices, checks, payments, payment options, contracts, etc.
3. **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, claims, completion, hearings, etc. for the foregoing, (iv) related matters.
4. **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, *also including—*

---permits, keycards, contracts, and other arrangements relating to tennis teaching and coaching (Ian Meyer)

5. **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); (iv) customer billing and payments, 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, also including:

---contracts, and other arrangements relating to billing, software, mailing, etc. (13 Vertical and other firms), including changes

---contracts and other arrangements relating to solid waste and recycling (Best Trash and other firms), including changes

6. **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, human resource policies, *(including new HR Policies and Procedures Handbook and amendment to rate order regarding personnel matters)*, 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.

7. **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: November 15, 2024 Signed: Juan Saccomen, Susan Saccomen, MCUD Office Mgr.