

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 41

NOTICE OF SPECIAL PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the above captioned District will hold a special public meeting at 15500 Voss Road, No. 200, Sugar Land, Fort Bend County, Texas, 77498, said address being a meeting place of the District.

The meeting will be held on Monday, November 11, 2024, at 4:00 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. Review and approve the minutes of October 7, 2024, and October 14, 2024, Board of Directors meetings;
3. 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;
 - b) Status of construction of facilities to serve land within the District, including capital improvement projects, and the approval of any change orders, pay estimates and/or supplemental bids in connection with same;
 - c) Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District, including sanitary sewer easements to serve the tracts to be developed by Owais Developments LLC ("Owais");
 - d) Status of and actions required in connection with proposed or ongoing Development within the District, including presentation of feasibility studies; and
 - e) Miscellaneous engineering items;
4. Requests for utility commitments;
5. Ratify previous approval of Development, Financing and Annexation Agreement with Owais;
6. Authorize attorney to file Eminent Domain Report with the Texas Comptroller of Public Accounts prior to February 1, 2025, pursuant to § 2206.154, Texas Government Code;
7. Operations and Maintenance Report, including:
 - a) Status of payments of back charged invoices for damages to District facilities;
 - b) Compliance with permits;
 - c) Appeals of District charges;
 - d) Authorizing repair and maintenance of District facilities;
 - e) Refer accounts for collection; and
 - f) Approve write-off of uncollectible accounts;

8. Discussion of matters regarding Duhacsek Village Green Park;
9. Bookkeeper's report, including financial and investment reports, Directors' Forms for Submission of Fees of Office, and Capital Improvements Cash Flow Schedule;
10. Tax Assessment and Collection Report;
11. Report and legal action taken by the District's delinquent tax collections attorney, including authorizing foreclosure proceedings, installment agreements and the filing of proofs of claim;
12. Discussion of community issues, including:
 - a) Construction of pickleball courts;
 - b) Recouping costs incurred by the District to benefit the Village of Oak Lake Homeowner's Association;
 - c) West Airport bridge repairs;
 - d) Other potential park and recreational projects;
 - e) Owais potential annexation; and
 - f) Irrigation evaluation;
13. Discussion of District communications, including:
 - a) Any proposed written communications; and
 - b) Agenda for next Board Communications Meeting;
14. Attorney's report;
 - a) Discussion regarding the EPA's final National Primary Drinking Water Regulation for PFAS; and
15. Matters for possible placement on future agendas.



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

By: John H. Eichelberger III
 John H. Eichelberger III
 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.