

SPRING WEST MUNICIPAL UTILITY DISTRICT

NOTICE OF 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 public meeting at 1300 Post Oak Boulevard, Suite 1400, Houston, Harris County, Texas, said address being an office and meeting place of the District. Said meeting will also be conducted **via videoconference** and **telephone conference call** pursuant to Texas Government Code, Sections 551.125 and 551.127, as amended, respectively. **To join the meeting by videoconference, please go to <https://global.gotomeeting.com/join/676732189>.** If joining from a Chrome browser, no additional steps are necessary. For Safari, Edge, and other web browsers, you will need to take additional download steps for mobile- or desktop-based use. **To join the meeting by telephone conference call, the phone number is 1-(872)-240-3212 and the access code is 676-732-189.** **All members of the public may participate in the meeting via videoconference or telephone conference call.**

The meeting will be held on **Wednesday, October 13, 2021, at 8:30 a.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 approval of the minutes of the Board of Directors meetings held August 11, 2021, August 25, 2021, August 30, 2021, September 8, 2021, and September 22, 2021;
3. Bookkeeper's Report, including financial and monthly investment reports, and authorizing the payment of invoices presented;
4. Status of compliance by the District with Texas Government Code, Chapter 2265, relative to energy reporting and authorize any action in connection therewith;
5. Tax Assessor/Collector's Report, including authorizing the payment of invoices presented; status of delinquent taxes and installment payment agreements; authorize moving of accounts to uncollectible roll; status of receipt of correction of 2020 certified tax roll caused by error of Harris County Appraisal District and of refunds to taxpayers related thereto; authorize any action necessary and appropriate in connection therewith;
6. Approval of Amendment to the Agreement for Services of Tax Assessor Collector between the District and BLICO, Inc., dba Bob Leared Interests, related to District's Compliance with requirements of House Bill 1154;
7. Delinquent Tax Collections Attorney's Report, including authorizing foreclosure proceedings, installment agreements, and the filing of proofs of claim as necessary;
8. Conduct a public hearing regarding the adoption of the District's 2021 tax rate;

9. Levy of the District's 2021 debt service and maintenance tax rates, and the adoption of an Order in connection therewith;
10. Approval and execution of Amendment to the Fifth Amended and Restated District Information Form regarding 2021 tax rate;
11. Operator's Report, including:
 - a) Appeals of District charges;
 - b) Referral of accounts for collection and approve write-off of uncollectible accounts;
 - c) Authorizing the repair and maintenance of District facilities;
 - d) Status of billing and collection of operations and maintenance costs related to Spring Plaza Regional Detention Pond and Storm Water Pump Station;
 - e) Discussion regarding status of compliance with backflow prevention device requirements, including status of repairs by EDP of same; authorize termination of services, if necessary;
 - f) Status of investigation into cause(s) of low water accountability; authorize any action(s) necessary in connection therewith;
 - g) Status of sanitary sewer manhole survey;
 - h) Ratify prior approval of proposal for Supervisory Control and Data Acquisition ("SCADA") system upgrade at Water Plant Nos. 1 and 2 and status of same; and
 - i) Implementation of House Bill 872 customer confidentiality requirements and authorize the giving of notice in connection with same;
12. Implementation of Senate Bill 3 from 87th Legislative Session and amendment to District's Rate Order in connection with same;
13. Review and approval of Amended and Restated Construction and Maintenance Agreement between the District and Hannover Forest Homeowners Association in connection with same;
14. Engineer's Report, including:
 - a) Authorizing the design and/or advertisement for bids for the construction of facilities within the District, and approving of related storm water plans, including:
 - (i) Review and approval of any Storm Water Pollution Prevention Plans or Storm Water Quality Management Plans related to construction within or on behalf of District, and the execution of any documentation in connection therewith; and
 - (ii) Proposed construction of Water Line Extension along Louetta Road;
 - b) Authorizing the award of construction contracts or concurrence of award of contracts for the construction of facilities within the District, approval of any related storm water permits, and authorize acceptance of Texas Ethics Commission ("TEC") Form 1295;
 - c) Status of construction of facilities to serve land within the District, including the approval of any change orders or pay estimates and authorize the acceptance of TEC Form 1295, including:

- (i) Contract with DL Glover, Inc. for construction of Water Distribution and Wastewater Collection Facilities to serve Spring Cypress Road ("West Extension Project"); and
 - (ii) Contract with Source Point Solutions, LLC for Sanitary Sewer Cleaning and Televising, Phase II;
 - 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, including:
 - (i) Special Warranty Deed from SPSC Development Partners in connection with Spring Pines Detention Pond site (3.9419 acre tract); and
 - (ii) Conveyance and Bill of Sale of Utility Facilities from SPSC Development Partners in connection with Detention Pond constructed to serve Spring Pines Shopping Center project;
 - e) Status of joint project with Harris County for drainage improvements along Louetta Road pursuant to Joint Participation Interlocal Agreement with Harris County related thereto, including:
 - (i) Status of construction of drainage improvements by Main Lane Industries, Ltd.; and
 - (ii) Status of communications with Cyprus Farms, LLC regarding request for 10-foot drainage easement required in connection with proposed swale improvement project around the perimeter of portions of the Louetta Woods Subdivision;
 - f) Review of District's updated water and wastewater capacity allocation chart;
 - g) Discussion regarding status of plans for construction of walking trail and landscaping improvements around Spring Pines Detention Pond in accordance with approved plans;
 - h) Status of communications with Harris County Water Control and Improvement District No. 110 ("No. 110") regarding proposed emergency water interconnect with the District and of survey work related thereto; and
 - i) Discussion regarding future capital improvement projects; authorize any action necessary in connection therewith;
15. Status of proposed annexation of approximate 27.6 acre tract located at the southwest corner of Spring Stuebner Road and Holzwarth Road;
 16. Status of proposed annexation of property located at 1731 Spring Cypress Road (Starbucks);
 17. Review of annexation feasibility report in connection with proposed annexation and development of an approximate 0.50 acre tract located at Wuensche Road and Spring Cypress Road; authorize any action necessary in connection therewith;
 18. Status of Water Supply and Sewer Service Contract between the District and Centro Cristiano El Alfa y La Omega, Inc. (the "Church") in connection with the Church's acquisition and development of an approximate 19.72 acre tract located at 2324 Louetta Road, outside the boundaries of the District;

19. Issuance of utility commitments, and authorize the acceptance of TEC Forms 1295, including:
 - a) Status of Utility Commitment to MMK&S, Ltd. d/b/a Houston Garden Center for water and sanitary sewer service to serve approximate 4.80 acre property located at 21107 I-45 North Freeway;
 - b) Status of Utility Commitment to SGM Properties, Ltd. for capacity to serve proposed development of approximate 8.81 acre tract located at 2635 FM 2920;
 - c) Status of Utility Commitment to Spring Houston Investments, LLC for water and sewer capacity to serve proposed Staybridge Hotel development on approximate 5.72 acre tract located at 21119 Interstate 45; and
 - d) Request of Brazos Contractors & Development, Inc. for water and sewer capacity to serve property located at 1731 Spring Cypress Road (Starbucks); authorize any action necessary in connection therewith;


20. Developers' Reports, including status of development of Spring Pines Shopping Center by SPSC Development Partners, and of 10.26 acres in Spring Pines project by DD Holzwarth 10.26, LLC; authorize any action necessary and appropriate in connection therewith;

21. Attorney's Report, including:
 - a) Status of communications with R. Construction Company, First Continental Casualty Company, and Costello, Inc. regarding deficiencies in construction of sanitary sewer line; authorize any action necessary in connection therewith; and
 - b) Approval of Water Supply and Sanitary Sewer Contract (the "Contract") with RLC Jenna 18, LLC and RLC Justin 18, LLC in connection with service to Mobil/7-Eleven gas station and convenience store located at 1969 Spring Cypress Road;

22. Convene Closed Session pursuant to Open Meetings Act, Section 551.071, Texas Government Code for consultation with the District's attorney regarding pending or threatened litigation or matters protected by attorney-client privilege, and Section 551.072, Texas Government Code to discuss acquisition of real property interests; reconvene in Open Session and authorize any action resulting from matters discussed in Closed Session; and

23. Matters for possible placement on future agendas.

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

By: 
 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.