

**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 2500, 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/467941661>.** 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) 240-3311 and the access code is 467-941-661.** All members of the public may participate in the meeting via videoconference or telephone conference call.

The meeting will be held on **Wednesday, December 8, 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 October 27, 2021, and November 10, 2021;
3. Bookkeeper's Report, including financial and monthly investment reports, and authorizing the payment of invoices presented;
4. Adoption of Operating Budget for the District's fiscal year ending December 31, 2022;
5. Approval of Resolution Authorizing Use of Surplus Construction Funds and Interest Earned on Construction Funds in connection with various capital expenditures and repair and rehabilitation costs;
6. Engagement of Auditor to audit District's financial statements and prepare the District's audit reports for fiscal years ending December 31, 2021, and December 31, 2022, and authorize acceptance of related Texas Ethics Commission ("TEC") Form 1295;
7. 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;
8. Delinquent Tax Collections Attorney's Report, including authorizing foreclosure proceedings, installment agreements, and the filing of proofs of claim as necessary;
9. 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) Review of sanitary sewer manhole survey conducted within the District; authorize any action necessary in connection therewith;
  - h) Status of Supervisory Control and Data Acquisition ("SCADA") system upgrade by Baird Gilroy & Dixon, LLC at Water Plant Nos. 1 and 2; and
  - i) Status of repair/replacement of eight-inch (8") drain valve on the effluent basin located at the Wastewater Treatment Plant ("WWTP");
10. Status of Assignment and Assumption of Agreement for Operating Services with Environmental Development Partners, L.L.C. ("EDP"), by and among the District, EDP and Inframark, LLC;
11. Status of Storm Water Quality Permits ("SWQP") including monthly inspections and maintenance of storm water quality features; authorize Storm Water Solutions to prepare and submit applications for renewal of said SWQPs as necessary;
12. Drainage and Detention Facilities Maintenance Report by Storm Maintenance & Monitoring, Inc., including report on status of clean out of outfall channel from Spring Plaza Detention Pond and Pump Station; consider any proposals for additional maintenance and/or repair of said facilities;
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; status of communications with Centro Cristiano El Alfa y La Omega, Inc. regarding advance of funds for design of said project;
  - 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 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"), including results of video inspection of sanitary sewer line by DL Glover, Inc.; 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;
  - 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 Spring Pines Detention Pond, including:
    - (i) Status of plans for construction of walking trail and landscaping improvements in accordance with approved plans; and
    - (ii) Status of application of additional hydromulch at the site;
  - 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 proposed Emergency Water Supply Contract between the District and No. 110 in connection therewith; 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 0.5069 acres located at 1731 Spring Cypress Road (Starbucks); authorize any action necessary in connection therewith;
  17. Status of 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 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; and
  - 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;
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; consider request of Davis Development for utility commitment to serve proposed development of approximately 14 acres within Spring Pines project; authorize any action necessary and appropriate in connection therewith;
21. Status of activities of the North Harris County Regional Water Authority ("NHCRWA");
22. Review of monthly activity report received from Harris County Constable's Office;
23. Ratify prior approval of District Registration Form relative to reorganization of officers of Board of Directors;
24. Discuss matters related to Directors Election to be called for May 7, 2022, including (i) notification to Harris County officials that the District intends to participate in the joint election; (ii) publication of notice regarding accessible voting systems, and (iii) posting of Notice Regarding Candidate Filing Period;
25. 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;
26. 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

27. Matters for possible placement on future agendas.

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



By: Abraham L Rubinsky  
Abraham L 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.*