

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/612292189>.** 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 (224) 501-3412 and the access code is 612-292-189.** All members of the public may participate in the meeting via videoconference or telephone conference call.

The meeting will be held on Wednesday, January 12, 2022, 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 November 10, 2021, and December 8, 2021;
3. Bookkeeper's Report, including financial and monthly investment reports, and authorizing the payment of invoices presented;
4. Adoption of Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District;
5. Authorize preparation and submission of District information to Texas Comptroller of Public Accounts as required by Section 403.0241, Texas Government Code, and Chapter 203, Texas Local Government Code, for inclusion in the Special Purpose District Public Information Database;
6. 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;
7. Delinquent Tax Collections Attorney's Report, including authorizing foreclosure proceedings, installment agreements, and the filing of proofs of claim as necessary;
8. Adoption of Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes and authorize Delinquent Tax Collections Attorney to collect on delinquent personal property taxes beginning April 1, 2022, including the filing of lawsuits as necessary;
9. Grant exemptions from taxation for 2022, and the adoption of a Resolution in connection therewith;
10. 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;
 - i) Status of repair/replacement of eight-inch (8") drain valve on the effluent basin located at the Wastewater Treatment Plant ("WWTP"); and
 - j) Status of replacement of lift pump no. 2 located at Lift Station No. 3 (Spring Plaza);
11. Authorize Operator to provide required information to districts receiving water from the District relative to Consumer Confidence Reports;
12. Approval of Resolution Approving Submittal of Water Smart Application for Inclusion in the Association of Water Board Directors Water Smart Partners Program; authorize any action necessary in connection therewith;
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 status of plans for construction of walking trail and landscaping improvements 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 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;

- 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) Status of Utility Commitment to DD Holzwarth 13.96, LLC for water and sewer capacity to serve proposed 400-unit multi-family development on approximate 13.96 acre tract located on Spring Cypress Road at Louetta Glen Road;
20. Developers' Reports, including:
- a) 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;
 - b) Proposed development of 8.167 acre tract in Spring West Plaza along Interstate 45 frontage road;
- authorize any action necessary and appropriate in connection therewith;
21. Discussion regarding renewal of District insurance coverages and authorize solicitation of proposals for same;
22. 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;
 - 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; and
 - c) Review of correspondence from Rathmann and Associates. L.P. regarding annual notification pursuant to MSRB Rule G-10;
23. Supplemental Agenda regarding calling of Directors Election;
24. 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
25. Matters for possible placement on future agendas.

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

By: 
 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.

SPRING WEST MUNICIPAL UTILITY DISTRICT

**NOTICE OF PUBLIC MEETING
SUPPLEMENTAL AGENDA**

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 a meeting place of the District.

The meeting will be held on Wednesday, January 12, 2022, at 8:30 a.m.

The Board shall consider and act upon the following matters:

1. Consider calling Directors Election to be held on May 7, 2022, determining of procedure for giving notice of same, and the adoption of an order in connection therewith, including appointment of an agent for the District; and
2. Consider compensation to be paid to election officials.

SPRING WEST MUNICIPAL UTILITY DISTRICT

**AVISO DE ASAMBLEA PUBLICA
AGENDA SUPPLEMENTAL**

Se notifica por el presente a todos los miembros del público interesados que la Junta Directiva del Distrito mencionado en el título en la parte superior realizará una asamblea pública en 1300 Post Oak Boulevard, Suite 2500, Houston, Condado de Harris, Texas, dirección que es un lugar de asamblea del Distrito.

La asamblea se llevará a cabo el miércoles 12 de enero de 2022 a las 8:30a.m.

La Junta considerará y actuará en relación con los siguientes asuntos:

1. Considerar convocar una Elección de Directores a celebrarse el día 7 de mayo de 2022, determinar el procedimiento para dar aviso de la misma, y adoptar una orden en conexión con la misma, incluyendo la designación de un agente del Distrito; y
 2. Considerar la remuneración que se les pagará a los funcionarios electorales.
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SPRING WEST MUNICIPAL UTILITY DISTRICT

**THÔNG BÁO HỌP CÔNG KHAI
CHƯƠNG TRÌNH NGHỊ SỰ BỔ SUNG**

Theo đây xin thông báo cho tất cả các thành viên trong cộng đồng có quan tâm rằng Ban Giám Đốc Cơ Quan được ghi trên tiêu đề ở trên sẽ tổ chức một cuộc họp công khai tại 1300 Post Oak Boulevard, Suite 2500, Houston, Quận Harris, Texas, là địa điểm họp của Cơ Quan.

Cuộc họp này sẽ được tiến hành vào thứ tư, Ngày 12 tháng Một, 2022, vào hồi 8:30 Sáng.

Hội Đồng sẽ xem xét và thực hiện các vấn đề sau:

1. Xem xét yêu cầu Cuộc Bầu Cử Giám Đốc sẽ được tổ chức vào ngày 7 tháng Năm, 2022, quyết định thủ tục đưa ra thông báo về Cuộc Bầu Cử Giám Đốc, và thông qua một lệnh liên quan đến Cuộc Bầu Cử Giám Đốc đó, bao gồm cả việc bổ nhiệm một đại diện cho Cơ Quan; và
2. Xem xét việc trả thù lao cho các viên chức bầu cử.

SPRING WEST MUNICIPAL UTILITY DISTRICT

**公眾會議
補充議程通知**

茲此通知所有公眾有意人士，上述標題選區之董事會將於1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas舉行公眾大會，上述地址為本區開會地點。

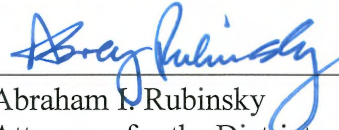
會議將於2022年一月12日星期三上午8:30舉行

區務委員會將考慮以下事宜並就此採取行動：

1. 考慮召開2022年月7日的董事選舉，決定給予同樣通知的 程序，以及一與之有關正式通過的命令，其包含行政區的委任代理人；以及
2. 考慮向選舉官員支付薪酬。

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

By/Por/Bởi/發函人:



Abraham N. Rubinsky
Attorneys for the District
Abogados del Distrito
Luật sư đại diện cho Quận
本區特聘律師



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.

Las personas con discapacidades que piensan asistir a esta asamblea y desean pedir ayuda o servicios auxiliares deben comunicarse con el abogado del Distrito llamando al (713) 623-4531 por lo menos tres días hábiles antes de la asamblea para que puedan hacerse los arreglos necesarios.

Người khuyết tật có kế hoạch muốn tham dự cuộc họp này và muốn yêu cầu có các thiết bị trợ thính hoặc các dịch vụ khác nên liên hệ với các luật sư của Cơ Quan ở số (713) 623-4531 ít nhất ba ngày làm việc trước buổi họp để tiện việc thực hiện các sắp xếp thích hợp.

計劃參加此次會議並希望獲得協助或服務之殘障人士請在會議至少三個工作日之前致電 (713) 623-4531 聯絡本區 律師，以便作出適當安排。

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