

## 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://meet.goto.com/261757149>.** 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 261-757-149. All members of the public may participate in the meeting via videoconference or telephone conference call.**

The meeting will be held on **Wednesday, March 9, 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 January 26, 2022, and February 9, 2022;
3. Bookkeeper's Report, including financial and monthly investment reports, and authorizing the payment of invoices presented;
4. Status of audit for the District's fiscal year ended December 31, 2021 (due May 15, 2022), and status of continuing disclosure report (due June 30, 2022);
5. Review of Annual Maintenance for Arbitrage Analysis Report originally dated March 6, 2006 prepared by Municipal Risk Management Group, L.L.C; consider engagement of Arbitrage Compliance Specialists, Inc. for preparation of Final Arbitrage Rebate Report for Series 2014 Bonds;
6. Authorize consultants to research unclaimed property and consider authorizing Bookkeeper to prepare Unclaimed Property Report as of March 1, 2022;
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; report on status of inspection of Ground Storage Tank at Water Plant No. 1;

- d) Status of billing and collection of operations and maintenance costs related to Spring Plaza Regional Detention Pond and Storm Water Pump Station and Spring Pines Detention Pond;
  - 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 District's 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 repair/replacement of eight-inch (8") drain valve on the effluent basin located at the Wastewater Treatment Plant ("WWTP"); and
  - i) Status of replacement of lift pump no. 2 located at Lift Station No. 3 (Spring Plaza);
10. Authorize annual submission to each electric utility that provides transmission and distribution service to the District and each retail electric provider for determination of District facilities that qualify for critical load status relative to compliance with Section 13.1396, Texas Water Code;
  11. Review of proposal from Storm Water Solutions, LP to conduct monthly inspections of Spring Plaza Regional Detention Pond, Section 2;
  12. Review of proposal from Storm Maintenance and Monitoring, Inc. for repair and/or rehabilitation of the Spring Pines Shopping Center Detention Pond;
  13. Review and approval of Amended and Restated Construction and Maintenance Agreement between the District and Hannover Forest Homeowners Association;
  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, including:
      - (i) Replacement of emergency generator at Water Plant No. 1 and installation thereof;
    - 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"); status of communications with DL Glover, Inc. regarding plans for correction of deficiency in sanitary sewer line discovered following video inspection of same; 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.;
    - (ii) Review and approval of draft District Funding Share pursuant to said Agreement; and
    - (iii) 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. Discussion regarding request for annexation of and water and sewer service for proposed development of an approximate 12.51 acre tract located at 2500 Spring Stuebner Road; authorize any action necessary in connection therewith;

20. 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;
  
21. Developers' Reports, including:
  - a) Status of development of Spring Pines Shopping Center by SPSC Development Partners, and of (i) 10.26 acres in Spring Pines project by DD Holzwarth 10.26, LLC, and (ii) 13.96 acres in Spring Pines project by DD Holzwarth 13.96, LLC;
 authorize any action necessary and appropriate in connection therewith;
  
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; 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;
  
23. Supplemental Agenda regarding cancelation 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 I. Rubinsky  
 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.***

**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, March 9, 2022, at 8:30 a.m.**

The Board shall consider and act upon the following matters:

1. Consider adoption of Order Declaring Candidates Elected and cancellation of May 7, 2022, Directors Election.

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**SPRING WEST MUNICIPAL UTILITY DISTRICT**

**AVISO DE ASAMBLEA PÚBLICA  
AGENDA SUPLEMENTARIA**

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 celebrara el miércoles 9 de marzo de 2022 a las 8:30 a.m.**

La Junta tratará y actuará sobre los siguientes asuntos:

1. Considerar la adopción de un Orden que Declara a los Candidatos Elegidos, y cancelación del Elección de Directores el día 7 de mayo de 2022.

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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 South located at 21119 North Freeway, Spring, Quận Harris, Texas, là địa điểm họp của Cơ Quan.

**Cuộc họp này sẽ được tiến hành vào thứ tư, Ngày 9 tháng Ba, 2022, vào hồi 8:30**

**Sáng.**

Hội đồng sẽ xem xét và thực thi các công việc sau:

2. Xem xét việc ban hành Sắc lệnh Công bố các Ứng cử viên được Bầu chọn và việc hủy bỏ cuộc bầu cử Thành viên Ban Lãnh đạo vào ngày 7 tháng năm, năm 2022.

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## 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 年三月 9 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. 考慮發表宣佈候選人當選的命令並取消 2022 年 7 五月之區務委員選舉。

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

By/Por/Bởi/發函人:



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



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***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.***

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***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.***

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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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