

**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/621108533>.** 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 621-108-533. All members of the public may participate in the meeting via videoconference or telephone conference call.**

The meeting will be held on **Wednesday, April 13, 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 February 23, 2022, and March 9, 2022;
3. Bookkeeper's Report, including financial and monthly investment reports, and authorizing the payment of invoices presented;
4. Review and Adoption of Amended Operating Budget for the District's fiscal year ending December 31, 2022;
5. Review and approve audit for fiscal year ended December 31, 2021 (due May 15, 2022), and authorize execution of Annual Filing Affidavit;
6. Authorize Continuing Disclosure Counsel to file Annual Disclosure Report pursuant to SEC Rule 15c2-12 with the appropriate repositories prior to June 30, 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. Adoption of Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes and authorize Delinquent Tax Collections Attorney to pursue the collection of delinquent real property taxes beginning July 1, 2022, including the filing of lawsuits, as necessary;
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; report on status of inspection of Ground Storage Tank at Water Plant No. 1 and of implementation of action plan to improve water quality 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 replacement of lift pump no. 2 located at Lift Station No. 3 (Spring Plaza) and recommended replacement of additional lift pumps;
  - i) Status of repair of customer's lawn damaged during repair of water line leak; and
  - j) Discussion regarding Environmental Development Partners, LLC ("EDP") ongoing service to the District, including impact of Inframark, LLC's purchase of EDP; authorize any action necessary in connection therewith;
11. Authorize Operator to prepare draft Consumer Confidence Report for review by Board of Directors;
  12. Operator's annual report regarding status of the District's Identity Theft Prevention Program ("Program"), including discussion of Program compliance, staff training, effectiveness and suggested changes;
  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;
    - 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 deficiencies in sanitary sewer line discovered following video inspection of same; authorize any action necessary in connection therewith; and
    - (ii) Status of review of reports and videos related to 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 communications with Harris County regarding (i) timing of payment and amount of District Funding Share, and (ii) design changes proposed by Precinct Three; authorize any action necessary in connection therewith;
  - 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, acquisition of required easements, 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. Status of preparation of annexation feasibility report in connection with proposed annexation and development of an approximate 12.51 acre tract located at 2500 Spring Stuebner Road; authorize any action necessary in connection therewith;

20. Authorize preparation of annexation feasibility report in connection with proposed annexation and development of an approximate 19.72 acre tract located at 2324 Louetta Road, if necessary;
21. 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 AM 2920, LLC (Ascension Multifamily Development, LLC) for extension of Utility Commitment related to proposed development of 14.03 acres dated April 28, 2021;
22. 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; and
  - b) Communications with Ed de Zevallos regarding issues related to proposed development of 10.3 acres in the District and necessary improvements to private detention pond located on H.E.B. property in Spring West Plaza required in connection therewith;authorize any actions necessary and appropriate in connection therewith;
23. 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;
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.*