

## 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/951837181>**. 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 \(571\) 317-3122](tel:+15713173122) and the access code is 951-837-181**. **All members of the public may participate in the meeting via videoconference or telephone conference call.**

The meeting will be held on **Wednesday, July 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 May 25, 2022 and June 8, 2022;
3. Bookkeeper's Report, including financial and monthly investment reports, and authorizing the payment of invoices presented;
4. Status of completion and filing of annual Continuing Disclosure Report (due June 30, 2022);
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;
6. Delinquent Tax Collections Attorney's Report, including authorizing foreclosure proceedings, installment agreements, and the filing of proofs of claim as necessary;
7. 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 implementation of action plan to improve water quality at Water Plant No. 1 ("WP 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; authorize any action necessary in connection therewith;
  - e) Discussion regarding status of compliance with backflow prevention device requirements, including status of repairs by Environmental Development Partners 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 leaking steel pipe beneath drainage ditch at 2215 Hannover Way by Wright Solutions;
  - i) Status of communications with DD Holzwarth 10.26, LLC regarding its request for a rate reduction; authorize any action(s) necessary in connection therewith; and
  - j) Review of correspondence from the United States Environmental Protection Agency regarding notification that the District is subject to requirements of Unregulated Contaminant Monitoring Report ("UCMR 5"), including actions required to be taken in the Safe Drinking Water Accession and Review System prior to December 31, 2022; authorize any action necessary in connection therewith;
8. Review and approval of Amended and Restated Construction and Maintenance Agreement between the District and Hannover Forest Homeowners Association;
9. Review of correspondence from Texas Commission on Environmental Quality regarding requests for exceptions to (a) Pressure Cementing Method Requirement and (b) the Sanitary Control Easement Requirement relative to Water Well No. 1 in connection with rule exception letter dated June 23, 2020;
10. 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) Extension of 8-inch water line and 8-inch sanitary sewer line to serve property located at 1731 Spring Cypress Road (Starbucks);
  - 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 ("WP No. 1") and installation thereof; and
    - (ii) Recoating of Ground Storage Tank located at WP No. 1;
  - 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. ("DLG") for construction of Water Distribution and Wastewater Collection Facilities to serve Spring Cypress Road ("West Extension Project"); and
    - (ii) Review results of Sanitary Sewer Cleaning, Televising and Smoke Testing, Phase II performed by Source Point Solutions, LLC, including discussion regarding recommended repairs to facilities; authorize any action necessary in connection therewith; and

- (iii) Contract with Gilleland Smith Construction, Inc. for repair of support columns for Stair Access Platform at Wastewater Treatment Plant ("WWTP");
  - 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;
    - (i) 25-foot Utility Easement (Water and Sanitary Sewer Lines) required in connection with extension of service to property located at 1731 Spring Cypress Road (Starbucks);
  - 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; 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 and acquisition of required easements; status of proposed Emergency Water Supply Contract between the District and No. 110 in connection therewith;
  - i) Discussion regarding future capital improvement projects, including discussion regarding purchase or replacement of emergency generator at WWTP; authorize any action necessary in connection therewith; and
  - j) Status of repair of fence at Lift Station No. 2 (Hannover Springs) site by Johnson Fence and Masonry, LLC, including status of related insurance claim; authorize any action required in connection therewith;
11. Status of preparation of annexation feasibility report in connection with annexation and development of an approximate 27.6 acre tract located at the southwest corner of Spring Stuebner Road and Holzwarth Road; authorize any action necessary in connection therewith;
  12. Status of proposed annexation of 0.5069 acres located at 1731 Spring Cypress Road (Starbucks); authorize any action necessary in connection therewith;
  13. Review of annexation feasibility report in connection with proposed annexation and development of an approximate 19.72 acre tract located at 2324 Louetta Road; authorize any action necessary in connection therewith;
  14. Review of annexation feasibility report in connection with proposed annexation and development of approximate 0.61 acre tract (Lots 26, 27 and 28) located at 20615 Sleepy Hollow Lane; authorize any action necessary in connection therewith;
  15. 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) Request for Utility Commitment for water and sanitary sewer service to serve 0.5069 acre tract at 1731 Spring Cypress Road (Starbucks); and
  - d) Status of Utility Commitment to Iglesia Intimidad Con Dios for Utility Commitment for water and sanitary sewer capacity to serve 10.86 acre tract located at 2931 FM 2920;
16. 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) Status of proposed development of Saxon Pond Flats (2953 F.M. 2920) by AM 2920, LLC;
- authorize any action necessary and appropriate in connection therewith;
17. Approval of Resolution Declaring Property Surplus and Authorizing Private Sale of Surplus Property; approval of conveyance documents relative to proposed sale of surplus land by the District; authorize any action necessary in connection therewith;
18. 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;
19. 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
20. Matters for possible placement on future agendas.

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



By: Abraham Rubinsky  
 Abraham 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.***