

WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 35
AMENDED 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 regular meeting at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas 77056, said address being a meeting place of the District.

The meeting will be held on **Monday, January 13, 2025, at 12:00 p.m.**

The Board shall consider and discuss the following matters and take any action appropriate with respect to such matters:

1. Public Comments;
2. Review and approve minutes of the December 9, 2024, Board of Directors meeting;
3. Tax Assessor-Collector Report;
4. Grant exemptions from taxation for 2025, and the adoption of a Resolution in connection therewith;
5. Adoption of Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes and authorize delinquent tax attorney to collect delinquent personal property taxes beginning April 1, 2025, including the filing of lawsuits, as necessary;
6. 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;
7. Operator's Report, including:
 - a. Authorize the repair and maintenance of District facilities;
 - b. Appeal of District charges and customer complaints, and status of collections of the District's delinquent water and sewer accounts; refer accounts for collections and approve write-off of uncollectible accounts; and
 - c. Compliance with permit and regulatory requirements, including discussion of any violations of same and review of notices of violation, self-reporting of any violations as required, responses to notices and remedial action taken, self-reporting forms as required, and correspondence to and from regulatory agencies regarding same;

8. Engineering Report, including:
- a. Authorizing the design, advertisement for bids and/or award of construction contracts or concurrence in the award of contracts for the construction of water, sanitary sewer, drainage and/or paving facilities within the District, and authorize acceptance of TEC Form 1295, including:
 - (i) Paving facility repairs serving Sunterra Section 50;
 - b. Status of construction contracts, including the approval of any pay estimates and/or change orders, and authorize acceptance of TEC Form 1295, including:
 - (i) Water, sanitary sewer, and drainage facilities serving Sunterra Section 47 (Blazey Construction Services, LLC);
 - (ii) Paving facilities serving Sunterra Section 47 (Allgood Construction Company, Inc.);
 - (iii) Water, sanitary sewer, drainage facilities serving Sunterra Section 56 (Fellers & Clark, LP);
 - (iv) Paving facilities serving Sunterra Section 56 (Allgood Construction Company, Inc.);
 - (v) Water, sanitary sewer, and drainage facilities serving Sunterra Sections 65 and 66 (Principal Services, Ltd.);
 - (vi) Paving facilities serving Sunterra Sections 65 and 66 (Allgood Construction Company, Inc.);
 - (vii) Paving facilities serving Sunterra Sections 67 and 68 (A&M Contractors, Inc.);
 - (viii) Water, sanitary sewer, drainage and paving facilities serving Sunterra Section 69 (R Construction Civil, LLC);
 - (ix) Paving facilities serving Sunterra Section 69 (Allgood Construction Company, Inc.);
 - (x) Water, sanitary sewer, drainage and paving facilities serving Sunterra Section 70 (Fellers & Clark, LP);
 - (xi) Paving facilities serving Sunterra Section 70 (Hurtado Construction Company);
 - (xii) Water, sanitary sewer, drainage and paving facilities serving Sunterra Section 71 (TexaSite, LLC);
 - (xiii) Water, sanitary sewer and drainage facilities serving Sunterra Section 72 (TexaSite, LLC);
 - (xiv) Paving facilities serving Sunterra Section 72 (Allgood Construction Company, Inc.);
 - (xv) Water, sanitary sewer, and drainage serving Sunterra Section 73 (R Construction Civil, LLC);
 - (xvi) Paving facilities serving Sunterra Section 73 (Hassell Construction Group, Inc.);
 - (xvii) Water, sanitary sewer and drainage facilities serving Sunterra Section 74 (Blazey Construction Services LLC);
 - (xviii) Paving facilities serving Sunterra Section 74 (Allgood Construction Company, Inc.);
 - (xix) Water, sanitary sewer, drainage and paving facilities serving Sunterra Section 75 (Bay Utilities, LLC);
 - (xx) Paving facilities serving Sunterra Section 75 (Hurtado Construction Company);

- (xxi) Water, sanitary sewer, and drainage facilities serving Sunterra Sections 76 and 77 (Blazey Construction Services, LLC);
 - (xxii) Paving facilities serving Sunterra Sections 76 and 77 (Allgood Construction Company, Inc.);
 - (xxiii) Water, sanitary sewer, and drainage facilities serving Sunterra Section 78 (Lischka Company, LP); and
 - (xxiv) Paving facilities serving Sunterra Section 78 (Allgood Construction Company, Inc.);
 - c. Acceptance of sites and/or easement conveyances for facilities constructed or to be constructed for the District, and acceptance of facilities for operation and maintenance purposes, including:
 - i) Quitclaim Conveyance of Utility Facilities - Water, sanitary sewer, and drainage facilities serving Sunterra Sections 67 and 68 (Gonzalez Construction Enterprises, Inc.); and
 - ii) Special Warranty Deed(s) conveying recreational sites to the District;
 - d. Review and approval of Stormwater Quality Management Plans related to construction contracts;
 - e. Status of acceptance by Waller County of streets for maintenance; authorize any action required in connection therewith; and
 - f. Status of Bond Application Report filed with the Texas Commission on Environmental Quality in connection with the District's \$8,225,000 Unlimited Tax Bonds, Series 2025 Bonds;
9. Consider approval of revised exhibit to Maintenance Agreement relating to Recreational Facilities between the District and Sunterra Property Owners Association, Inc.;
 10. Silt Solutions, Inc.'s Report; authorize any action in connection therewith, including review of builder stormwater controls and issuance of fines and penalties for non-compliance;
 11. Landscape Architect Reports, including:
 - a. Authorizing or ratifying the design, advertisement for bids and/or award of construction contracts or concurrence in the award of contracts of facilities within the District, and authorize acceptance of TEC Form 1295, including:
 - (i) Sunterra Phase 6 - Landscape Improvements (Sunterra Sections 47 and 56); and
 - (ii) Sunterra Phase 7 - Landscape Improvements (Sunterra Sections 67 and 68);
 - b. Status of construction contracts, including the approval of any pay estimates and/or change orders and authorize acceptance of TEC Form 1295, including:
 - (i) Landscape Improvements (Sunterra Sections 35, 36 and 44) – Softscape (Stricksapes);
 - (ii) Landscape improvements (Sunterra Sections 35, 36 and 44) – Hardscape (DL Meachum);
 - (iii) Landscape Improvements (Sunterra Sections 45, 51 and 52) – Softscape and Hardscape (Stricksapes);
 - (iv) Landscape Improvements (Sunterra Section 46) – Softscape

- (v) (Zodega/Silversand Services); Landscape Improvements (Sunterra Section 46) - Hardscape (Oak Forest Construction Group);
 - (vi) Landscape Improvements (Sunterra Sections 53 and 54) – Softscape (Zodega/Silversand Services);
 - (vii) Landscape Improvements (Sunterra Sections 53 and 54) - Hardscape (DL Meachum);
 - (viii) Sunterra Phase 6 – Landscape Improvements (Sunterra Section 48) – Softscape (PGS Landscaping);
 - (ix) Sunterra Phase 6 – Landscape Improvements (Sunterra Section 48) – Hardscape (Stricksapes); and
 - (x) Sunterra Phase 7 - Landscape Improvements (Sunterra Sections 65 and 66) (Earth First);
- c. Acceptance of sites and/or easement conveyances for facilities constructed or to be constructed for the District and acceptance of facilities for operation and maintenance purposes;
12. Bookkeeper's Report and authorizing the payment of invoices presented;
13. Developer's Report, including:
- (a) Discussion regarding Wisconsin Public Finance Authority's ("PFA") Special Revenue Bonds; authorize any action necessary in connection therewith, including approval of District Certificate, PFA Approval Letter and Acknowledgment and Consent to Sale and Assignment Agreement;
14. Security Patrol Report, including notice of the U.S. Bureau of Labor Statistics' adjustment to current State Occupational Employment and Wage Estimates for Texas, and increase in security patrol fees to the District;
15. Discussion of renewal of District insurance coverages and authorize solicitation of proposals for same;
16. Order Establishing Policy for Covered Applications and Prohibited Technology pursuant to Chapter 620, Texas Government Code;
17. Attorney's report; and
18. Matters for possible placement on future agendas.



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

By: Christina Cole
Christina Cole
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.