

WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 35
NOTICE OF SPECIAL 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 special 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, February 24, 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 January 13, 2025, Board of Directors meeting;
3. Tax Assessor-Collector Report;
4. Adoption of Resolution Concerning Developed District Status for 2025 Tax Year;
5. Adoption of Resolution Requesting Estimate of Value in the District as of April 1, 2025, from the Waller County Appraisal District;
6. 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;
 - 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;
 - d. Authorize operator to provide required information in connection with the annual Consumer Confidence Report to districts that received water from the District during the previous calendar year and prepare a draft Consumer Confidence Report for review by Board of Directors; and
 - e. Consider annual CPI adjustment to operator's schedule of rates;
7. Consider amendment to District's Rate Order, including but not limited to an adjustment of rates to address CPI rate adjustments to Operator fees;

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) Water, sanitary sewer, drainage and paving facilities serving Sunterra Section 69 (R Construction Civil, LLC);
 - (viii) Paving facilities serving Sunterra Section 69 (Allgood Construction Company, Inc.);
 - (ix) Water, sanitary sewer, drainage and paving facilities serving Sunterra Section 70 (Fellers & Clark, LP);
 - (x) Paving facilities serving Sunterra Section 70 (Hurtado Construction Company);
 - (xi) Water, sanitary sewer and drainage facilities serving Sunterra Section 72 (TexaSite, LLC);
 - (xii) Paving facilities serving Sunterra Section 72 (Allgood Construction Company, Inc.);
 - (xiii) Water, sanitary sewer, and drainage serving Sunterra Section 73 (R Construction Civil, LLC);
 - (xiv) Paving facilities serving Sunterra Section 73 (Hassell Construction Group, Inc.);
 - (xv) Water, sanitary sewer and drainage facilities serving Sunterra Section 74 (Blazey Construction Services LLC);
 - (xvi) Paving facilities serving Sunterra Section 74 (Allgood Construction Company, Inc.);
 - (xvii) Water, sanitary sewer, drainage and paving facilities serving Sunterra Section 75 (Bay Utilities, LLC);
 - (xviii) Paving facilities serving Sunterra Section 75 (Hurtado Construction Company);

- (xix) Water, sanitary sewer, and drainage facilities serving Sunterra Sections 76 and 77 (Blazey Construction Services, LLC);
 - (xx) Paving facilities serving Sunterra Sections 76 and 77 (Allgood Construction Company, Inc.);
 - (xxi) Water, sanitary sewer, and drainage facilities serving Sunterra Section 78 (Lischka Company, LP); and
 - (xxii) 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 Section 71 (TexaSite, LLC); and
 - ii) Special Warranty Deed(s) conveying recreational sites to the District, approval of revised Exhibit to Maintenance Agreement relating to Recreational Facilities between District and Sunterra Property Owners Association, Inc., and approval of Pipeline Crossing and Encroachment Agreement between the District and Hilcorp Energy I, L.P.;
 - 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. 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;
 10. Review of annual survey of wage rate scales and consider adoption of Resolution Adopting Prevailing Wage Rate Scale for Construction Projects;
 11. Adoption of Resolution Authorizing the Use of Surplus Road Construction Funds;
 12. 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;
 13. 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 (Strickscapes);
 - (ii) Landscape improvements (Sunterra Sections 35, 36 and 44) – Hardscape (DL Meachum);
 - (iii) Landscape Improvements (Sunterra Sections 45, 51 and 52) – Softscape and Hardscape (Strickscapes);
 - (iv) Landscape Improvements (Sunterra Section 46) – Softscape (Zodega/Silversand Services);
 - (v) 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 (Strickscapes); 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;
- 14. Review and approval of proposals relative to renewal of the District’s general liability, umbrella liability, property, boiler and machinery, director and officer liability, and pollution liability insurance coverage for policies expiring March 31, 2025, and acceptance of TEC Form 1295 in connection therewith;
- 15. Bookkeeper's Report and authorizing the payment of invoices presented;
- 16. Authorize consultants to research unclaimed property and consider authorizing bookkeeper and tax assessor-collector to prepare Unclaimed Property Report(s) as of March 1, 2025;
- 17. Developer's Report;
- 18. Security Patrol Report;

19. Attorney's report; and
20. 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.