

WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 35
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, April 14, 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 February 24, 2025, Board of Directors meeting;
3. Tax Assessor-Collector Report;
4. Adoption of Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes and authorize the delinquent tax attorney to pursue the collection of delinquent real property taxes beginning July 1, 2025, including the filing of lawsuits, as necessary;
5. 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; and
 - d. 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;
6. 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 49; and
 - (ii) 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);
 - (iii) Water, sanitary sewer, and drainage facilities serving Sunterra Sections 65 and 66 (Principal Services, Ltd.);
 - (iv) Paving facilities serving Sunterra Sections 65 and 66 (Allgood Construction Company, Inc.);
 - (v) Water, sanitary sewer, drainage and paving facilities serving Sunterra Section 70 (Fellers & Clark, LP);
 - (vi) Paving facilities serving Sunterra Section 70 (Hurtado Construction Company);
 - (vii) Water, sanitary sewer, and drainage serving Sunterra Section 73 (R Construction Civil, LLC);
 - (viii) Paving facilities serving Sunterra Section 73 (Hassell Construction Group, Inc.);
 - (ix) Water, sanitary sewer and drainage facilities serving Sunterra Section 74 (Blazey Construction Services LLC);
 - (x) Paving facilities serving Sunterra Section 74 (Allgood Construction Company, Inc.);
 - (xi) Water, sanitary sewer, drainage and paving facilities serving Sunterra Section 75 (Bay Utilities, LLC);
 - (xii) Paving facilities serving Sunterra Section 75 (Hurtado Construction Company);
 - (xiii) Water, sanitary sewer, and drainage facilities serving Sunterra Sections 76 and 77 (Blazey Construction Services, LLC);
 - (xiv) Paving facilities serving Sunterra Sections 76 and 77 (Allgood Construction Company, Inc.);
 - (xv) Water, sanitary sewer, and drainage facilities serving Sunterra Section 78 (Lischka Company, LP); and
 - (xvi) 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 56 (Fellers & Clark, LP);
 - ii) Quitclaim Conveyance of Utility Facilities - Water, sanitary sewer, and drainage facilities serving Sunterra Section 69 (TexaSite, LLC); and
 - iii) Quitclaim Conveyance of Utility Facilities - Water, sanitary sewer, and drainage facilities serving Sunterra Section 72 (R Construction Civil, LLC);
- 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;
- 7. Adoption of Resolution Authorizing the Use of Surplus Road Construction Funds;
- 8. 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;
- 9. 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) (Phase 6 Package 7 Hardscape and Softscape);
 - (ii) Sunterra Phase 7 - Landscape Improvements (Sunterra Sections 67 and 68) (Phase 7 Package 5 Hardscape and Softscape);
 - (iii) Sunterra Phase 8 – Hardscape, Landscape, and Irrigation (Sunterra Sections 70-76);
 - (iv) Sunterra Phase 8– Hardscape, Landscape, and Irrigation (Sunterra Sections 77-78);
 - (v) Sunterra Phase 8– Hardscape, Landscape, and Irrigation (Beckendorff Road);
 - (vi) Sunterra Phase 8 – Landscape and Irrigation (North Pond);
 - (vii) Sunterra Phase 6 – Hardscape, Landscape, and Irrigation (Parks); and
 - (viii) Sunterra Phase 6 - Hardscape, Landscape, and Irrigation (Sunterra Section 55);
 - 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) – Hardscape (Phase 6 Package 2) (DL Meachum);
 - (ii) Landscape Improvements (Sunterra Sections 53 and 54) – Softscape (Phase 6 Package 5) (Zodega/Silversand Services);
 - (iii) Landscape Improvements (Sunterra Sections 53 and 54) - Hardscape (Phase 6 Package 5) (DL Meachum);
 - (iv) Sunterra Phase 6 – Landscape Improvements (Sunterra Section 48) – Softscape (Phase 6 Package 6) (PGS Landscaping);
 - (v) Sunterra Phase 6 – Landscape Improvements (Sunterra Section 48) – Hardscape (Phase 6 Package 6) (Stricksapes);

- (vi) Sunterra Phase 7 Package 3A – Landscape Improvements (Sunterra Sections 65 and 66) – Hardscape and Softscape (Phase 7 Package 3A) (Earth First);
- (vii) Sunterra Phase 7 Package 3B – Landscape Improvements (Sunterra Sections 65 and 66) – Hardscape and Softscape (Phase 7 Package 3B) (JBM Landscape & Irrigation);
- (viii) Sunterra Phase 8 - Hardscape, Landscape, and Irrigation (Bartlett Road) (Earth First);
- (ix) Sunterra Phase 8 - Landscape and Irrigation (East Pond) (Triple E);
- (x) Sunterra Phase 8 - Hardscape, Landscape, and Irrigation (Parks) (DL Meacham);
- (xi) Sunterra Phase 8 – Hardscape, Landscape, and Irrigation (Sunterra Section 69) (Triple E);
- (xii) Sunterra Phase 8 - Hardscape, Landscape, and Irrigation (Sunterra Sections 71-73) (Triple E);
- (xiii) Sunterra Phase 8 - Hardscape, Landscape, and Irrigation (Sunterra Sections 74-75) (JBM Landscapes);
- (xiv) Sunterra Phase 8 - Hardscape, Landscape, and Irrigation (Stockdick Road) (Silver Sand Services);
- (xv) Sunterra Phase 8 - Landscape and Irrigation (West and South Ponds) (Silver Sand Services); and
- (xvi) Sunterra Sections 27 and 40 Park Enhancements (DL Meacham);
- 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;
 - (i) Quitclaim Conveyance of Facilities - Landscape Improvements (Sunterra Sections 35, 36 and 44) – Softscape (Phase 6 Package 2) (Stricksapes);
 - (ii) Quitclaim Conveyance of Facilities - Landscape Improvements (Sunterra Sections 45, 51 and 52) – Softscape and Hardscape (Phase 6 Package 3) (Stricksapes);
 - (iii) Quitclaim Conveyance of Facilities - Landscape Improvements (Sunterra Section 46) – Softscape (Phase 6 Package 4) (Zodega/Silversand Services);
 - (iv) Quitclaim Conveyance of Facilities - Landscape Improvements (Sunterra Section 46) – Hardscape (Phase 6 Package 4) (Oak Forest Construction Group); and
 - (v) Quitclaim Conveyance of Facilities – Bartlett Road Street Dedication and Reserves;
- 10. Bookkeeper's Report and authorizing the payment of invoices presented;
- 11. Developer's Report;
- 12. Security Patrol Report;

13. Adoption for Resolution Designating Location in District for Posting Notices of Meetings;
14. Attorney's report; and
15. 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.