

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, May 12, 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 April 14, 2025, Board of Directors meeting;
3. Engagement of auditor to audit the District's financial statements and prepare the District's audit report for fiscal year ending May 31, 2025, and authorize acceptance of related Texas Ethics Commission ("TEC") Form 1295;
4. Tax Assessor-Collector Report;
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. Review and approval of the annual Consumer Confidence Report and authorize Operator to distribute same to District customers;
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 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) Paving facility repairs serving Sunterra Section 49 (Infrastructure Construction Services);

- (ii) Water, sanitary sewer, and drainage facilities serving Sunterra Sections 65 and 66 (Principal Services, Ltd.);
- (iii) Paving facilities serving Sunterra Sections 65 and 66 (Allgood Construction Company, Inc.);
- (iv) Paving facilities serving Sunterra Section 70 (Hurtado Construction Company);
- (v) Water, sanitary sewer, and drainage serving Sunterra Section 73 (R Construction Civil, LLC);
- (vi) Paving facilities serving Sunterra Section 73 (Hassell Construction Group, Inc.);
- (vii) Paving facilities serving Sunterra Section 74 (Allgood Construction Company, Inc.);
- (viii) Paving facilities serving Sunterra Section 75 (Hurtado Construction Company);
- (ix) Water, sanitary sewer, and drainage facilities serving Sunterra Sections 76 and 77 (Blazey Construction Services, LLC);
- (x) Paving facilities serving Sunterra Sections 76 and 77 (Allgood Construction Company, Inc.);
- (xi) Water, sanitary sewer, and drainage facilities serving Sunterra Section 78 (Lischka Company, LP);
- (xii) Paving facilities serving Sunterra Section 78 (Allgood Construction Company, Inc.); and
- (xiii) Phase 8 Make-Up Water Line (Lonnie Lischka Company, LP);
- 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 47 (Blazey Construction Services, LLC);
 - ii) Quitclaim Conveyance of Utility Facilities - Water, sanitary sewer, and drainage facilities serving Sunterra Section 70 (Fellers & Clark, LP);
 - iii) Quitclaim Conveyance of Utility Facilities - Water, sanitary sewer, and drainage facilities serving Sunterra Section 74 (Blazey Construction Services LLC); and
 - iv) Quitclaim Conveyance of Utility Facilities - Water, sanitary sewer, and drainage facilities serving Sunterra Section 75 (Bay Utilities, 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. Discuss the District's Unlimited Tax Road Bonds, Series 2025 (the "Series 2025 Road Bonds"), including review of Summary of Costs and engagement of auditor to perform pre-audit for the Series 2025 Road Bonds;
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 8 – Hardscape, Landscape, and Irrigation (Sunterra Sections 70-76);
 - (ii) Sunterra Phase 8 – Hardscape, Landscape, and Irrigation (Sunterra Sections 77-78);
 - (iii) Sunterra Phase 8 – Hardscape, Landscape, and Irrigation (Beckendorff Road);
 - (iv) Sunterra Phase 8 – Landscape and Irrigation (North Pond);
 - (v) Sunterra Phase 6 – Hardscape, Landscape, and Irrigation (Parks); and
 - (vi) 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 35, 36 and 44) – Softscape (Phase 6 Package 2) (Stricksapes);
 - (iii) Landscape improvements (Sunterra Sections 45 & 51-52) – Softscape and Hardscape (Stricksapes);
 - (iv) Landscape improvements (Sunterra Section 46) – Hardscape (Oak Forest Construction);
 - (v) Landscape improvements (Sunterra Section 46) – Softscape (Silersand Services);
 - (vi) Sunterra Phase 6 - Landscape Improvements (Sunterra Sections 47 and 56) (Phase 6 Package 7 Hardscape and Softscape) (Silersand Services, Inc.);
 - (vii) Landscape Improvements (Sunterra Sections 53 and 54) – Softscape (Phase 6 Package 5) (Zodega/Silersand Services);
 - (viii) Landscape Improvements (Sunterra Sections 53 and 54) - Hardscape (Phase 6 Package 5) (DL Meachum);
 - (ix) Sunterra Phase 6 – Landscape Improvements (Sunterra Section 48) – Softscape (Phase 6 Package 6) (PGS Landscaping);
 - (x) Sunterra Phase 6 – Landscape Improvements (Sunterra Section 48) – Hardscape (Phase 6 Package 6) (Stricksapes);

- (xi) Sunterra Phase 7 Package 3A – Landscape Improvements (Sunterra Sections 65 and 66) – Hardscape and Softscape (Phase 7 Package 3A) (Earth First);
 - (xii) Sunterra Phase 7 Package 3B – Landscape Improvements (Sunterra Sections 65 and 66) – Hardscape and Softscape (Phase 7 Package 3B) (JBM Landscape & Irrigation);
 - (xiii) Sunterra Phase 7 - Landscape Improvements (Sunterra Sections 67 and 68) (Phase 7 Package 5 Hardscape and Softscape) (JBM Landscape & Irrigation);
 - (xiv) Sunterra Phase 8 - Hardscape, Landscape, and Irrigation (Bartlett Road) (Earth First);
 - (xv) Sunterra Phase 8 - Landscape and Irrigation (East Pond) (Triple E);
 - (xvi) Sunterra Phase 8 - Hardscape, Landscape, and Irrigation (Parks) (DL Meacham);
 - (xvii) Sunterra Phase 8 – Hardscape, Landscape, and Irrigation (Sunterra Section 69) (Triple E);
 - (xviii) Sunterra Phase 8 - Hardscape, Landscape, and Irrigation (Sunterra Sections 71-73) (Triple E);
 - (xix) Sunterra Phase 8 - Hardscape, Landscape, and Irrigation (Sunterra Sections 74-75) (JBM Landscapes);
 - (xx) Sunterra Phase 8 - Hardscape, Landscape, and Irrigation (Stockdick Road) (Silver Sand Services);
 - (xxi) Sunterra Phase 8 - Landscape and Irrigation (West and South Ponds) (Silver Sand Services);
 - (xxii) Sunterra Sections 27 and 40 Park Enhancements (DL Meacham); and
 - (xxiii) Mid Slope Rotors Ponds – O, P, U, V, W (Phase 6) (Silversand Services, 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 purpose, including:
- (i) Special Warranty Deed – Bartlett Road Street Dedication and Reserves; approval of revised Exhibit to Maintenance Agreement related to Recreational Facilities between District and Sunterra Property Owners Association, Inc.;
10. Bookkeeper's Report and authorizing the payment of invoices presented;
 11. Consider adoption of operating budget for fiscal year ending May 31, 2026;
 12. Approval of Unclaimed Property Report(s) as of March 1, 2025 and authorize bookkeeper and tax assessor-collector to file Report(s) with State Comptroller prior to July 1, 2025;
 13. Developer's Report;

14. Security Patrol Report;
15. Attorney's report; and
16. 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.