

## HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 569

### 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, June 9, 2025, at 1:00 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 May 12, 2025, Board of Directors meeting;
3. Tax Assessor-Collector Report;
4. 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;
5. 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;
  - 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 52 (TexaSite, LLC);
    - (ii) Paving facilities serving Sunterra Section 52 (A&M Contractors, Inc.);
    - (iii) Water, sanitary sewer, and drainage facilities serving Sunterra Section 57 (Gonzalez Construction Enterprise, Inc.);
    - (iv) Paving facilities serving Sunterra Section 57 (Daco Paving, Inc.);
    - (v) Water, sanitary sewer, and drainage facilities serving Sunterra Section 58 (Principal Services, Ltd.);

- (vi) Paving facilities serving Sunterra Section 58 (Daco Paving, Inc.);
  - (vii) Water, sanitary sewer, and drainage facilities serving Sunterra Section 60 (Blazey Construction Services, LLC);
  - (viii) Paving facilities serving Sunterra Section 60 (Allgood Construction Company, LLC);
  - (ix) Water, sanitary sewer, and drainage facilities serving Sunterra Section 62 (Fellers & Clark, LP);
  - (x) Paving facilities serving Sunterra Section 62 (De Crosta Construction);
  - (xi) Water, sanitary sewer, and drainage facilities serving Sunterra Sections 63 and 64 (TexaSite, LLC); and
  - (xii) Paving facilities serving Sunterra Sections 63 and 64 (Allgood Construction Company, LLC);
- 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;
  - d. Review and approval of Stormwater Quality Management Plans related to construction contracts;
  - e. Status of acceptance by Harris County of streets for maintenance; authorize any action required in connection therewith; and
  - f. Approval of Consent to Encroachment and Indemnity Agreement in connection with RK Commercial Properties, Inc. development;
6. Status of the District's bond application report in connection with the District's \$11,225,000 Bond Issue, Series 2025 ("Bonds"), including review of Order of the Texas Commission on Environmental Quality authorizing issuance of same, and take the following actions related to the Bonds:
- a. Review and approve Preliminary Official Statement and Official Notice of Sale;
  - b. Authorize the District's financial advisor to advertise for the sale of the Bonds;
  - c. Approval of designation of Paying Agent/Registrar; and
  - d. Authorize bookkeeper to issue check for Attorney General's fees;
7. Discussion relative to the proposed issuance of the District's \$6,155,000 Unlimited Tax Road Bonds, Series 2025 (the "Road Bonds") and consider taking the following actions in connection with the Road Bonds, including:
- a. Approval of Summary of Costs and pre-audit relative to payment of proceeds of the Road Bonds;
  - b. Review and approve Preliminary Official Statement and Official Notice of Sale;
  - c. Authorize the District's financial advisor to advertise for the sale of the Road Bonds;
  - d. Approve designation of Paying Agent/Registrar; and
  - e. Authorize bookkeeper to issue payment for Attorney General's fees;

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;
  - 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) Sunterra Phase 5 – Hardscape, Landscape, and Irrigation Improvements (Sunterra Sections 37-39 & 41) (Earth First Landscapes);
    - (ii) Sunterra Phase 6 – Landscape Improvements (Sunterra Sections 42 and 43) – Softscape (Stricksapes);
    - (iii) Sunterra Phase 6 – Landscape Improvements (Sunterra Sections 42 and 43) – Hardscape (A Group Construction);
    - (iv) Sunterra Phase 6 – Landscape Improvements (Sunterra Sections 35, 36, and 44) – Hardscape (DL Meachum);
    - (v) Sunterra Phase 7 – Landscape Improvements (Sunterra Sections 57-59 and 62) – Hardscape (WC Services, Inc.);
    - (vi) Sunterra Phase 7 – Landscape Improvements (Sunterra Sections 57-59 and 62) – Softscape and Hardscape (Earth First Landscapes);
    - (vii) Sunterra, Phase 7 – Off-Site Landscape Improvements - Softscape (Earth First Landscapes);
    - (viii) Sunterra Phase 7 – Landscape Improvements (Sunterra Sections 59, 60, and 61) – Hardscape (Earth First Landscapes); and
    - (ix) Sunterra Phase 7 – Landscape Improvements (Sunterra Sections 63 and 64) – Hardscape and Softscape (WCI 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 purposes;
10. Bookkeeper's Report and authorizing the payment of invoices presented;
11. Developer's Report;
12. Security Patrol Report;
13. Authorize completion, execution and filing with the Secretary of State of Voting System Annual Filing Form relative to District elections;
14. Request from Records Management Officer to destroy certain records of the District;
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.*