

## 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, September 8, 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 August 11, 2025, Board of Directors meeting;
3. Review and approve audit for fiscal year ended May 31, 2025, and authorize execution of Annual Filing Affidavit in connection therewith;
4. Tax Assessor-Collector Report;
5. Receive the Financial Advisor's recommendation concerning the District's proposed 2025 tax rate, determine intended tax rate, and authorize:
  - a. the required notice that the Board will consider adoption of a tax rate; and
  - b. the means of providing such notice;
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; 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;
7. 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;

- 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 63 and 64 (TexaSite, LLC);
  - 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;
  - f. Approval of Consent to Encroachment and Indemnity Agreement in connection with RK Commercial Properties, Inc. development; and
  - g. Consider request from Read King for annexation of 13 acre tract of land southeast of Pitts Road and Beckendorff Road;
8. Consider status of preparation of Bond Application Report to be submitted to the Texas Commission on Environmental Quality ("TCEQ") for proposed Series 2026 Bonds, and authorize any necessary action in connection therewith, including:
- a. Approval of Summary of Costs;
  - b. Approval of an Order Authorizing Application to the TCEQ for Approval of Projects and Bonds; and
  - c. Authorize the filing of the application with the TCEQ;
9. 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;
10. 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 (WCI 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;
11. Bookkeeper's Report and authorizing the payment of invoices presented;
  12. Adoption of Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District;
  13. Annual Review of Order Establishing Policy for Investment of District Funds and Appointing Investment Officer, and adoption of Resolution in connection therewith;
  14. Developer's Report;
  15. Security Patrol Report;
  16. Attorney's report; and
  17. 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.***