

## **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, October 14, 2024, 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 September 9, 2024, Board of Directors meeting;
3. Status of the District's \$8,855,000 Unlimited Tax Road Bonds, Series 2024 (the "Road Bonds"), and consider taking the following actions in connection with the Road Bonds:
  - a. Approval of audit relative to the payment of proceeds of the Road Bonds, and authorize disbursement of bond proceeds in accordance with same;
  - b. Review, approval and authorizing the filing of Internal Revenue Service Form 8038-G relative to the Road Bonds;
  - c. Review and discussion of correspondence from bond counsel regarding expenditure and investment of bond proceeds and Internal Revenue Service restrictions on same; and
  - d. Act upon any other matters in connection with the issuance of the Road Bonds, including the approval and execution of various closing documents and authorization for Bond Counsel to approve closing on the sale of the Road Bonds;
4. Tax Assessor-Collector Report;
5. Conduct a public hearing regarding the adoption of the District's 2024 tax rate;
6. Levy of the District's 2024 debt service and maintenance and contract tax rates, and the adoption of an Order in connection therewith;
7. Approval and execution of an Amendment to the District Information Form relative to the sale of the Road Bonds and levy of taxes; ratify prior approval of an Amendment to the District Information Form relative to the sale of the District's \$3,375,000 Unlimited Tax Bonds, Series 2024;

8. 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;
9. 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 Texas Ethics Commission ("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 45 (Gonzalez Construction Enterprise, Inc.);
    - (ii) Paving facilities serving Sunterra Section 45 (Durwood Greene Construction Co.);
    - (iii) Paving facilities serving Sunterra Section 51 (A&M Contractors, Inc.);
    - (iv) Water, sanitary sewer, and drainage facilities serving Sunterra Section 52 (TexaSite, LLC);
    - (v) Paving facilities serving Sunterra Section 52 (A&M Contractors, Inc.);
    - (vi) Water, sanitary sewer, and drainage facilities serving Sunterra Section 57 (Gonzalez Construction Enterprise, Inc.);
    - (vii) Paving facilities serving Sunterra Section 57 (Daco Paving, Inc.);
    - (viii) Water, sanitary sewer, and drainage facilities serving Sunterra Section 58 (Principal Services, Ltd.);
    - (ix) Paving facilities serving Sunterra Section 58 (Daco Paving, Inc.);
    - (x) Water, sanitary sewer, and drainage facilities serving Sunterra Section 59 (Principal Services, Ltd.);
    - (xi) Paving facilities serving Sunterra Section 59 (De Crosta Construction);
    - (xii) Water, sanitary sewer, and drainage facilities serving Sunterra Section 60 (Blazey Construction Services, LLC);
    - (xiii) Paving facilities serving Sunterra Section 60 (Allgood Construction Company, LLC);
    - (xiv) Water, sanitary sewer, and drainage facilities serving Sunterra Section 61 (A&M Contractors, Inc.);

- (xv) Paving facilities serving Sunterra Section 61 (Allgood Construction Company, LLC);
  - (xvi) Water, sanitary sewer, and drainage facilities serving Sunterra Section 62 (Fellers & Clark, LP);
  - (xvii) Paving facilities serving Sunterra Section 62 (De Crosta Construction);
  - (xviii) Water, sanitary sewer, and drainage facilities serving Sunterra Sections 63 and 64 (TexaSite, LLC); and
  - (xix) 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. Ratify issuance of utility commitment to Katy Independent School District;
10. Consider status of preparation of Bond Application Report to be submitted to the Texas Commission on Environmental Quality ("TCEQ") for proposed Series 2025 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;
  11. Discussion relative to the proposed issuance of the District's Bond Anticipation Note, Series 2024 (the "Series 2024 BAN"), and consider taking the following actions in connection with the Series 2024 BAN:
    - a. Authorize District's Financial Advisor to negotiate the sale of the Series 2024 BAN;
    - b. Authorize engagement of auditor for preparation of audit of payments to the developer(s) out of the proceeds of the Series 2024 BAN; and
    - c. Authorize application to the TCEQ for pre-purchase inspection and approval to purchase facilities with proceeds of the Series 2024 BAN;
  12. Approval and execution of Utility Development Agreements for water, sewer, and drainage and road facilities in connection with development of approximately 35 acres; authorize acceptance of any related TEC Form 1295s in connection therewith;
  13. 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;

14. 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 7 – Landscape Improvements (Sunterra Sections 57-58 and 62);
    - (ii) Sunterra Phase 7 – Landscape Improvements (Sunterra Sections 59, 60, and 61); and
    - (iii) Sunterra Phase 7 – Landscape Improvements (Sunterra Sections 63 and 64);
  - 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 Recreation Center Facility (Millis Development and Construction, LLC);
    - (ii) Sunterra Phase 5 – Hardscape, Landscape, and Irrigation Improvements (Sunterra Sections 37-39 & 41) (Earth First Landscaping);
    - (iii) Sunterra Phase 6 – Landscape Improvements (Sunterra Sections 42 and 43) – Softscape (Stricksclapes);
    - (iv) Sunterra Phase 6 – Landscape Improvements (Sunterra Sections 42 and 43) – Hardscape (A Group Construction);
    - (v) Sunterra Phase 6 – Landscape Improvements (Sunterra Sections 35, 36, and 44) – Softscape (Stricksclapes);
    - (vi) Sunterra Phase 6 – Landscape Improvements (Sunterra Sections 35, 36, and 44) – Hardscape (DL Meachum); and
    - (vii) Sunterra Phase 6 – Landscape Improvements (Sunterra Sections 45, 51, and 52) – Hardscape and Softscape (Stricksclapes);
  - 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;
15. Bookkeeper's Report and authorizing the payment of invoices presented; amendment of operating budget;
16. Status of compliance by the District with Texas Government Code, Chapter 2265, relative to energy reporting;
17. Annual review of Order Establishing Policy for Investment of District Funds and Appointing Investment Officer, and adoption of Resolution in connection therewith;
18. Developer's Report;
19. Security Patrol Report;

20. Attorney's report; and
21. 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.***

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