

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, March 11, 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 February 12, 2024, 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;
 - 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. Status of review of drought contingency plan and recommended updates to 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 Texas Ethics Commission ("TEC") Form 1295, including:
 - (i) Paving facilities serving Sunterra Section 59;
 - (ii) Paving facilities serving Sunterra Section 60;
 - (iii) Water, sanitary sewer, drainage and paving facilities serving Sunterra Section 61;
 - (iv) Paving facilities serving Sunterra Section 62;
 - (v) Water, sanitary sewer, drainage and paving facilities serving Sunterra Section 63; and
 - (vi) Water, sanitary sewer, drainage and paving facilities serving Sunterra Section 64;

- b. Status of construction contracts, including the approval of any pay estimates and/or change orders, and authorize acceptance of TEC Form 1295:
 - (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) Water, sanitary sewer, and drainage facilities serving Sunterra Section 51 (TexaSite, LLC);
 - (iv) Paving facilities serving Sunterra Section 51 (A&M Contractors, Inc.);
 - (v) Water, sanitary sewer, and drainage facilities serving Sunterra Section 52 (TexaSite, LLC);
 - (vi) Paving facilities serving Sunterra Section 52 (A&M Contractors, Inc.);
 - (vii) Water, sanitary sewer, and drainage facilities serving Sunterra Section 57 (Gonzalez Construction Enterprise, Inc.);
 - (viii) Water, sanitary sewer, and drainage facilities serving Sunterra Section 58 (Principal Services, Ltd.);
 - (ix) Paving facilities serving Sunterra Section 57 (Daco Paving, Inc.);
 - (x) Paving facilities serving Sunterra Section 58 (Daco Paving, Inc.);
 - (xi) Water, sanitary sewer, and drainage facilities serving Sunterra Section 59 (Principal Services, Ltd.);
 - (xii) Water, sanitary sewer, and drainage facilities serving Sunterra Section 60 (Blazey Construction Services, LLC); and
 - (xiii) Water, sanitary sewer, and drainage facilities serving Sunterra Section 62 (Fellers & Clark, 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 - Sunterra Section 36) (Dimas Bros Construction);
 - 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. Consider status of District's Bond Application Report in connection with the District's \$3,375,000 Unlimited Tax Bonds, Series 2024 Bonds;
6. 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);
 - 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 5 – Hardscape, Landscape, and Irrigation Improvements (Sunterra Section 40) (Zodega Landscaping LLC);
 - (iv) Sunterra Phase 6 – Landscape Improvements (Sunterra Sections 42 and 43) – Softscape (Strickscapes);
 - (v) Sunterra Phase 6 – Landscape Improvements (Sunterra Sections 42 and 43) – Hardscape (A Group Construction);
 - (vi) Sunterra Phase 6 – Landscape Improvements (Sunterra Sections 35, 36, and 44) – Softscape (Strickscapes);
 - (vii) Sunterra Phase 6 – Landscape Improvements (Sunterra Sections 35, 36, and 44) – Hardscape (DL Meachum); and
 - (viii) Sunterra Phase 6 – Landscape Improvements (Sunterra Sections 45, 51, and 52) – Hardscape and Softscape (Strickscapes);
- 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;

- 7. Bookkeeper's Report and authorizing the payment of invoices presented;
- 8. Consider amendment to operating budget for fiscal year ending May 31, 2024;
- 9. Authorize consultants to research unclaimed property and consider authorizing bookkeeper and tax assessor-collector to prepare Unclaimed Property Report(s) as of March 1, 2024;
- 10. Developer's Report;
- 11. Security Patrol Report;
- 12. Attorney's report; and
- 13. 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.