

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, January 8, 2024, 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 December 11, 2023, Board of Directors meeting;
3. Status of the District's \$4,210,000 Unlimited Tax Road Bonds, Series 2023
4. Status of the District's \$510,000 Bond Anticipation Note, Series 2023;
5. Tax Assessor-Collector Report;
6. Grant exemptions from taxation for 2024, and the adoption of a Resolution in connection therewith;
7. Adoption of Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with District;
8. Adoption of Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes and authorize delinquent tax attorney to collect delinquent personal property taxes beginning April 1, 2024, including the filing of lawsuits, as necessary;
9. Authorize preparation and submission of District information to Texas Comptroller of Public Accounts as required by Section 403.0241, Texas Government Code, and Chapter 203, Texas Local Government Code, for inclusion in the Special Purpose District Public Information Database;
10. 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;

11. 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) Water, sanitary sewer, drainage and paving facilities serving Sunterra Section 47;
 - (ii) Water, sanitary sewer, drainage and paving facilities serving Sunterra Section 55;
 - (iii) Water, sanitary sewer, drainage and paving facilities serving Sunterra Section 56;
 - (iv) Water, sanitary sewer, drainage and paving facilities serving Sunterra Section 65;
 - (v) Water, sanitary sewer, drainage and paving facilities serving Sunterra Section 66;
 - (vi) Water, sanitary sewer, drainage and paving facilities serving Sunterra Section 67;
 - (vii) Water, sanitary sewer, drainage and paving facilities serving Sunterra Section 68;
 - (viii) Water, sanitary sewer, drainage and paving facilities serving Sunterra Section 69;
 - (ix) Water, sanitary sewer, drainage and paving facilities serving Sunterra Section 70;
 - (x) Water, sanitary sewer, drainage and paving facilities serving Sunterra Section 71;
 - (xi) Water, sanitary sewer, drainage and paving facilities serving Sunterra Section 72;
 - (xii) Water, sanitary sewer, drainage and paving facilities serving Sunterra Section 73;
 - (xiii) Water, sanitary sewer, drainage and paving facilities serving Sunterra Section 74;
 - (xiv) Water, sanitary sewer, drainage and paving facilities serving Sunterra Section 75;
 - (xv) Water, sanitary sewer, drainage and paving facilities serving Sunterra Section 76;
 - (xvi) Water, sanitary sewer, drainage and paving facilities serving Sunterra Section 77; and
 - (xvii) Water, sanitary sewer, drainage and paving facilities serving Sunterra Section 78;
- 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 48 (TexaSite, LLC);

- (ii) Paving facilities serving Sunterra Section 48 (A&M Contractors, Inc.);
 - (iii) Water, sanitary sewer, and drainage facilities serving Sunterra Section 53 (Gonzalez Construction Enterprise, Inc.); and
 - (iv) Paving facilities serving Sunterra Section 53 (Allgood Construction Company, 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;
 - 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. Ratification of tap fee calculation for Royal Independent School District;
12. Consider status of District's Bond Application Report in connection with the District's \$1,170,000 Unlimited Tax Bonds, Series 2024 Bonds;
13. 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) Fencing (Sunterra Sections 46 and 47)
 - (ii) Fencing (Sunterra Sections 48 and 56);
 - (iii) Sunterra Phase 6 – Landscape Improvements (Sunterra Section 48); and
 - (iv) Sunterra Phase 6 – Landscape Improvements (Sunterra Sections 47 and 56);
 - 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) Hardscape, Landscape and Irrigation Improvements (Sunterra Sections 49 and 50) (Triple E Landscapes);
 - (ii) Landscape Improvements (Sunterra Sections 35, 36 and 44) (Strickscapes);
 - (iii) Landscape Improvements (Sunterra Sections 45, 51 and 52) (Strickscapes);
 - (iv) Landscape Improvements (Sunterra Section 46) (Zodega);
 - (v) Landscape Improvements (Sunterra Section 46) (Oak Forest Construction Group);
 - (vi) Landscape Improvements (Sunterra Sections 53 and 54) (Zodega); and
 - (vii) Landscape Improvements (Sunterra Sections 53 and 54) (DL Meachum);
 - 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;

14. Bookkeeper's Report and authorizing the payment of invoices presented;
15. Developer's Report;
16. Discussion regarding Public Finance Authority's Special Revenue Bonds; authorize any action necessary in connection therewith, including: Approval of Certificate of the District, Letter confirming reimbursement agreements and receipt of notice of assignment of proceeds, Approval letter, and Acknowledgment of Notice and Indemnity;
17. Discussion of renewal of District insurance coverages and authorize solicitation of proposals for same;
18. Security Patrol Report;
19. Matters related to Directors Election to be called for May 4, 2024, including (i) memorandum regarding joint elections, and (ii) notification to Waller County officials that the District intends to participate in the joint election;
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.