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05/20/2022 PERSONAL
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SPRING WEST MUNICIPAL UTILITY DISTRICT

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 public meeting at **La Quinta by Wyndham Houston Spring South located at 21119 North Freeway, Spring, Harris County, Texas**, said address being an office and meeting place of the District. Said meeting will also be conducted **via videoconference** and **telephone conference call** pursuant to Texas Government Code, Sections 551.125 and 551.127, as amended, respectively. **To join the meeting by videoconference, please go to https://meet.goto.com/227872493.** If joining from a Chrome browser, no additional steps are necessary. For Safari, Edge, and other web browsers, you will need to take additional download steps for mobile- or desktop-based use. **To join the meeting by telephone conference call, the phone number is +1 (669) 224-3412 and the access code is 227-872-493. All members of the public may participate in the meeting via videoconference or telephone conference call.**

The meeting will be held on **Wednesday, May 25, 2022, at 8:30 a.m.**

The Board shall consider and discuss the following matters and take any action appropriate with respect to such matters:

1. Comments from the public;

2. Review and approval of the minutes of the Board of Directors meeting held April 27, 2022;

3. Status of Storm Water Quality Permits ("SWQP") including monthly inspections and maintenance of storm water quality features; authorize Storm Water Solutions ("SWS") to prepare and submit applications for renewal of said SWQPs as necessary;

4. Drainage and Detention Facilities Maintenance Report by Storm Maintenance & Monitoring, Inc. ("SM&M"), including report on status of additional services being performed on Spring Pines Shopping Center Detention Pond; consider any proposals for additional maintenance and/or repair of said facilities, including specific deficiencies noted in SWS' Storm Water Quality Inspection Reports;

5. Review and approval of Amended and Restated Construction and Maintenance Agreement between the District and Hannover Forest Homeowners Association;

6. Engineer's Report, including:
   a) Authorizing the design and/or advertisement for bids for the construction of facilities within the District, and approving of related storm water plans, including:
      (i) Review and approval of any Storm Water Pollution Prevention Plans or Storm Water Quality Management Plans related to construction within or on behalf of District, and the execution of any documentation in connection therewith; and
      (ii) Extension of water and sanitary sewer lines to serve property located at 1731 Spring Cypress Road (Starbucks);
   b) Authorizing the award of construction contracts or concurrence of award of contracts for the construction of facilities within the District, approval of any

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related storm water permits, and authorize acceptance of TEC Form 1295, including:

(i) Replacement of emergency generator at Water Plant No. 1 ("WP No. 1") and installation thereof;

(ii) Recoating of Ground Storage Tank located at WP No. 1; and

(iii) Repair of support columns for Stair Access Platform at Wastewater Treatment Plant ("WWTP");

c) Status of construction of facilities to serve land within the District, including the approval of any change orders or pay estimates and authorize the acceptance of TEC Form 1295, including:

(i) Contract with DL Glover, Inc. ("DLG") for construction of Water Distribution and Wastewater Collection Facilities to serve Spring Cypress Road ("West Extension Project"); status of correction of deficiencies in sanitary sewer line by DLG; and

(ii) Review results of Sanitary Sewer Cleaning, Televising and Smoke Testing, Phase II performed by Source Point Solutions, LLC, including discussion regarding recommended repairs to facilities; authorize any action necessary in connection therewith;

d) Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District, and acceptance of facilities for operation and maintenance purposes;

(i) Water Line and/or Sanitary Sewer Easements required in connection with extension of water and sanitary sewer lines to serve property located at 1731 Spring Cypress Road (Starbucks);

e) Status of joint project with Harris County for drainage improvements along Louetta Road pursuant to Joint Participation Interlocal Agreement with Harris County related thereto, including communications with Harris County regarding storage of materials at District's Wastewater Treatment Plant Site; authorize any action necessary in connection therewith;

f) Review of District's updated water and wastewater capacity allocation chart;

g) Discussion regarding Spring Pines Detention Pond, including status of plans for construction of walking trail and landscaping improvements in accordance with approved plans;

h) Status of communications with Harris County Water Control and Improvement District No. 110 ("No. 110") regarding proposed emergency water interconnect with the District, acquisition of required easements, and proposed Emergency Water Supply Contract between the District and No. 110 in connection therewith;

i) Discussion regarding future capital improvement projects, including discussion regarding purchase or replacement of emergency generator at WWTP; authorize any action necessary in connection therewith; and

j) Status of repair of fence at Lift Station No. 2 (Hannover Springs) site; authorize any action required in connection therewith;

7. Status of preparation of annexation feasibility report in connection with annexation and development of an approximate 27.6 acre tract located at the southwest corner of Spring Stuebner Road and Holzwarth Road; authorize any action necessary in connection therewith;

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8. Status of proposed annexation of 0.5069 acres located at 1731 Spring Cypress Road (Starbucks); authorize any action necessary in connection therewith;

9. Status of preparation of annexation feasibility report in connection with proposed annexation and development of an approximate 12.51 acre tract located at 2500 Spring Stuebner Road; authorize any action necessary in connection therewith;

10. Status of preparation of annexation feasibility report in connection with proposed annexation and development of an approximate 19.72 acre tract located at 2324 Louetta Road; authorize any action necessary in connection therewith;

11. Review of annexation feasibility report in connection with proposed annexation and development of approximate 0.61 acre tract (Lots 26, 27 and 28) located at 20615 Sleepy Hollow Lane; authorize any action necessary in connection therewith;

12. Issuance of utility commitments, and authorize the acceptance of TEC Forms 1295, including:
    a) Status of Utility Commitment to MMK&S, Ltd. d/b/a Houston Garden Center for water and sanitary sewer service to serve approximate 4.80 acre property located at 21107 I-45 North Freeway;
    b) Status of Utility Commitment to SGM Properties, Ltd. for capacity to serve proposed development of approximate 8.81 acre tract located at 2635 FM 2920; and
    c) Status of Utility Commitment to MR Newton Spring Ltd. for water and sewer capacity to serve proposed wholesale nursery development on approximate 5.72 acre tract located at 21119 Interstate 45;

13. Developers' Reports, including:
    a) Status of development of Spring Pines Shopping Center by SPSC Development Partners, and of (i) 10.26 acres in Spring Pines project by DD Holzwarth 10.26, LLC, and (ii) 13.96 acres in Spring Pines project by DD Holzwarth 13.96, LLC;
    b) Communications with Ed deZevallos regarding issues related to proposed development of 8.2 acres located within the District; and
    c) Status of proposed development of Saxon Pond Flats (2953 F.M. 2920) by AM 2920, LLC;

    authorize any action necessary and appropriate in connection therewith;

14. Status of activities of the North Harris County Regional Water Authority ("NHCRWA");

15. Review of monthly activity report received from Harris County Constable's Office;

16. Attorney's Report, including:
    a) Status of communications with R. Construction Company, First Continental Casualty Company, and Costello, Inc. regarding deficiencies in construction of sanitary sewer line; authorize any action necessary in connection therewith; and
    b) Approval of Water Supply and Sanitary Sewer Contract (the "Contract") with RLC Jenna 18, LLC and RLC Justin 18, LLC in connection with service to

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Mobil/7-Eleven gas station and convenience store located at 1969 Spring Cypress Road;

17. Convene Closed Session pursuant to Open Meetings Act, Section 551.071, Texas Government Code for consultation with the District's attorney regarding pending or threatened litigation or matters protected by attorney-client privilege, and Section 551.072, Texas Government Code to discuss acquisition of real property interests; reconvene in Open Session and authorize any action resulting from matters discussed in Closed Session; and

18. Matters for possible placement on future agendas.

(SEAL)

SCHWARTZ, PAGE & HARDING, L.L.P.

By: _____
Abraham L. Rubinsky
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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2022 MAY 20 PM 3:46
COUNTY CLERK
HARRIS COUNTY, TEXAS