

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 regular public meeting via telephone conference call pursuant to Texas Government Code, Section 551.125, as amended, and as modified by the temporary suspension of various provisions thereof effective March 16, 2020, by the Governor of Texas in accordance with the Texas Disaster Act of 1975, all as related to the Governor's proclamation on March 13, 2020, certifying that the COVID-19 pandemic poses an imminent threat of disaster and declaring a state of disaster for all counties in Texas. **The telephone conference call phone number is 1-877-304-9269 and the access code is 698245. All members of the public may participate in the meeting via telephone conference call.**

The meeting will be held on Wednesday, July 28, 2021, 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. Call to order, including explanation of telephone conference call meeting procedures;
2. Comments from the public;
3. Status of Storm Water Quality Permits ("SWQP") including monthly inspections and maintenance of storm water quality features; authorize Storm Water Solutions to prepare and submit applications for renewal of said SWQPs as necessary;
4. Drainage and Detention Facilities Maintenance Report by Storm Maintenance & Monitoring, Inc.; consider any proposals for additional maintenance and/or repair of said facilities;
5. Status of maintenance of the Hannover Forest, Section Two Detention Pond and surrounding landscaping and amenities, including walking trail; status of review and approval of Amended and Restated Construction and Maintenance Agreement between the District and Hannover Forest Homeowners Association in connection with same;
6. Status of Letter Agreement with Louetta Woods Community Association, Inc. in connection with maintenance of Louetta Woods drainage swale tracts (Reserve A, 0.2915 acres, and Reserve H, 0.7022 acres);
7. 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;



construction within or on behalf of District, and the execution of any documentation in connection therewith;

- b) Authorizing the award of construction contracts or concurrence of award of contracts for the construction of facilities within the District, approval of any related storm water permits, and authorize acceptance of Texas Ethics Commission ("TEC") Form 1295;
  - 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. for construction of Water Distribution and Wastewater Collection Facilities to serve Spring Cypress Road ("West Extension Project"); status of acquisition of outstanding easements required in connection with same;
  - 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; status of communications with SPSC Development Partners, L.P. regarding required repairs and correction of deficiencies in Spring Pines Shopping Center Detention Pond prior to acceptance of same by the District;
  - e) Status of proposed joint project with Harris County for drainage improvements along Louetta Road, including status of Joint Participation Interlocal Agreement with Harris County related thereto; status of communications with Cyprus Farms, LLC regarding request for 10-foot drainage easement required in connection with proposed swale improvement project around the perimeter of portions of the Louetta Woods Subdivision;
  - f) Review of District's updated water and wastewater capacity allocation chart;
  - g) Discussion regarding status of plans for construction of walking trail and landscaping improvements around SPSC Detention Pond 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; and
  - i) Discussion regarding future capital improvement projects; authorize any actions necessary in connection therewith;
8. Review of updated annexation feasibility report in connection with proposed annexation 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;
9. Status of proposed annexation and development of approximate 16 acre tract located north of the District and west of Holzwarth Road, including plans for providing stormwater detention for proposed development; authorize any action necessary in connection therewith;
10. Review of updated annexation feasibility report in connection with proposed annexation of property located at 1731 Spring Cypress Road (Starbucks);



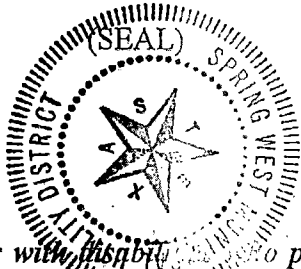
11. Review of annexation feasibility report in connection with proposed annexation and development of an approximate 0.50 acre tract located at Wuensche Road and Spring Cypress Road; authorize any action necessary in connection therewith;
12. Status of preparation of annexation feasibility report in connection with proposed annexation and development of an approximate 1.25 acre tract located at 1816 Spring Cypress Road; authorize any action necessary in connection therewith;
13. Status of Water Supply and Sewer Service Contract between the District and Centro Cristiano El Alfa y La Omega, Inc. (the "Church") in connection with the Church's acquisition and development of an approximate 19.72 acre tract located at 2324 Louetta Road, outside the boundaries of the District;
14. 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;
  - c) Status of Utility Commitments to Ralph White, Sanberg Investments, Ltd., and Sal Badruddin for tracts located along Spring Cypress Road; and
  - d) Status of Utility Commitment to Spring Houston Investments, LLC for water and sewer capacity to serve proposed Staybridge Hotel development on approximate 5.72 acre tract located at 21119 Interstate 45;
15. Developers' Reports, including status of development of Spring Pines Shopping Center by SPSC Development Partners, and of 10.26 acres in Spring Pines project by DD Holzwarth 10.26, LLC; authorize any actions necessary and appropriate in connection therewith;
16. Status of activities of the North Harris County Regional Water Authority ("NHCRA");
17. Review of monthly activity report received from Harris County Constable's Office;
18. 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 Mobil/7-Eleven gas station and convenience store located at 1969 Spring Cypress Road;
19. 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

20. Matters for possible placement on future agendas.

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



By: Abraham I. Rubinsky  
Abraham I. 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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COUNTY CLERK  
HARRIS COUNTY, TEXAS

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