

LANGHAM CREEK 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 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas, said address being a meeting place of the District.

The meeting will be held Wednesday, February 12, 2025, 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. Comments from the public;
2. Review and approve the minutes of the Board of Directors meeting held on January 8, 2025;
3. Review of monthly activity report from Harris County Sheriff's Department;
4. GFL Environmental, Inc. ("GFL") Report;
5. Bookkeeper's Report, including financial and investment reports;
6. Tax Assessor-Collector's Report, including authorizing payment of invoices presented, approving tax refunds and approving moving of accounts to uncollectible roll, and sales tax report;
7. Report from the District's Delinquent Tax Collections Attorney, including, authorizing termination of water service, foreclosure proceedings, installment agreements, and the filing of proofs of claim;
8. Adoption of Resolution Concerning Developed District Status for 2025 Tax Year;
9. Operations and Maintenance Report, including:
 - A. Status of repair and maintenance of District facilities;
 - B. Discuss appeals of District charges or other actions, refer accounts for collection and approve write-off of uncollectible accounts; **consider holding Public Hearings in connection with violations of Rate Order and the imposition of penalties in connection with same;**
 - C. Report relative to Waste Order surcharges;
 - D. Report regarding biomonitoring at the Wastewater Treatment Plant ("WWTP"); and
 - E. Status of inspection and certification of backflow prevention devices;
10. Authorize Operator to provide required information in connection with the annual Consumer Confidence Report to districts that received water from the District during the

previous calendar year and prepare a draft Consumer Confidence Report for review by Board of Directors;

11. Review of Water Conservation Plan ("WCP") and Drought Contingency Plan ("DCP") and discuss communications with the Texas Commission on Environmental Quality regarding Notice of Non-Submittal of DCP; authorize any actions necessary in connection with both WCP and DCP;
12. General Manager's Report, including:
 - A. Discussion regarding (i) responsibility for monitoring and testing backflow prevention devices within premises of commercial customers, and (ii) preparation of new guidelines regarding requirements for grease traps;
 - B. Review and discuss status of Backflow Prevention Device Testing and 2025 Certification Schedule;
 - C. Discussion regarding any pending Customer appeals; authorize any action necessary in connection therewith; and
 - D. Discussion regarding activities of Langham Creek Resource Sharing Group;
13. Engineer's Report, including:
 - A. Authorizing the design and/or advertisement for bids for 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 the District, and the execution of any documentation in connection therewith, including WWTP site permit;
 - (ii) Twelve-inch Water Line Loop along F.M. 529; discussion regarding status of acquisition of easements related thereto;
 - (iii) WWTP Lift Station Improvements and Liquid Chemical Conversion;
 - (iv) Water Line Rehabilitation Project – Phase I; and
 - (v) 2025 Water Plant No. 2 Improvements;
 - B. Authorizing the award of construction contracts or concurrence of award of contracts for the construction of facilities within the District, authorize acceptance of Texas Ethics Commission Form 1295, and approval of any related storm water permits;
 - C. Status of construction of facilities to serve land within the District, including the approval of any pay estimates and/or change orders, including:
 - (i) WWTP Solids Dewatering Improvements (Reytec Construction Resources, Inc.);
 - (ii) SCADA System (McDonald Municipal and Industrial);
 - (iii) Sanitary Sewer Cleaning and Televising Project – Phase III (CSI Consolidated, LLC – dba AIMS Companies); and
 - (iv) Discussion regarding One-Year Inspection of Water Plant No. 1 Rebuild and Water Plant No. 3 Expansion by Wharton-South, Inc.
 - 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;

- E. Status of plan review and approvals for various properties within the District, and of communications with customers regarding requirements of District Rate Order and violations of same; authorize any actions necessary in connection therewith;
 - F. Discussion regarding the District's new Texas Pollutant Discharge Elimination System Permit for WWTP; review and consider amendment to District's Industrial Waste Order;
 - G. Authorizing preparation of Water Plant No. 1 Power Study; and
 - H. Status of preparation of plat of Water Plant No. 2 site;
14. Review of annual survey of wage rate scales and consider adoption of Resolution Adopting Prevailing Wage Rate Scale for Construction Projects;
15. Status of preparation of Bond Application Report in connection with proposed Bond Issue No. 17; consider adoption of Order Authorizing Filing of Application for Approval of Project and Bonds with the Texas Commission on Environmental Quality;
16. Status of Application to the Texas Commission on Environmental Quality for Approval of Change in Use of Expenditure of Bond Proceeds and Construction Funds;
17. Requests for and approval of utility commitments, including:
- A. Commitment to Dawat-E-Hadiyah Texas for water and sewer capacity to serve proposed development of 35-lot residential subdivision (Burhani Park) on 16.0774 acres within the District;
 - B. Commitment to Javier Zamora for water and sewer capacity to serve proposed development of 9.6 acres within the District;
 - C. Commitment to Hasan Alwattar for water and sewer capacity to serve proposed mobile office trailer on 0.6929 acres located at 17660 West Little York Road within the District;
 - D. Commitment to Hanson Kachin Baptist Church for water and sewer capacity to serve proposed church located at 17350 Northfalk within the District;
18. Discussion regarding proposed annexation of 2.73 acres located at 18065 West Little York Road into the District, and status of annexation documents in connection therewith;
19. Developer's Report, including approval and execution of Utility Development Agreement between the District and Javier Zamora and related Waiver Agreement in connection with development of 9.6-acre tract;
20. Discussion regarding Association of Water Board Directors – Texas Water Smart Program;
21. Review and approval of proposals relative to the District's general liability, hired non-owned automobile liability, pollution liability, excess liability, directors and officers liability, crime liability, cyber liability, directors position bond, and business travel accident insurance coverages for term expiring March 31, 2026;

- 22. Attorney's report, including:
 - A. Status of acquisition of Water Line Easements required in connection with proposed construction of 12-inch Public Water Line Loop along F.M. 529; authorize any actions necessary in connection therewith; and
 - B. Discussion regarding PFAS-related class action litigation and settlements; consider authorizing filing and/or ratifying the prior filing of claim(s) in connection with same;
- 23. Closed Session pursuant to Texas Government Code, Section 551.071 (consultation with attorney regarding pending or contemplated litigation or matters protected by attorney client privilege) and/or Section 551.072 (deliberation regarding acquisition of interest in real property);
- 24. Reconvene in Open Session and authorize any action necessary as a result of discussions held in Closed Session; and
- 25. Matters for possible placement on future agendas.



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

By: Abraham Rubinsky
 Abraham 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.

Jennifer H. Phillips
 COUNTY CLERK
 HARRIS COUNTY TEXAS

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FILED