

AGENDA
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 515

Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 551, that the Board of Directors of Harris County Municipal Utility District No. 515 will meet in **special session**, open to the public, at **12:00 p.m. on Tuesday, February 11, 2025**, at Coats Rose, P.C., 9 Greenway Plaza, Suite 1000, Houston, Texas 77046, a designated meeting location outside the boundaries of the District. At the meeting the following items will be considered and acted on:

1. Hear from the public.
2. Consider approving minutes of October 29, 2024 meeting.
3. Accept Director resignation.
4. Reconstitute the Board of Directors.
5. Authorize filing an Amended District Registration Form with the Texas Commission on Environmental Quality.
6. Ratify Approving Storm Water Solutions Maintenance Proposals.
7. Hear garbage service proposals and consider taking action.
8. Approve Amended Rate Order incorporating Texas Water Utilities rates.
9. Adopt Resolution Concerning 2025 Tax Exemptions.
10. Engage Delinquent Tax Attorney.
11. Adopt Resolution Implementing 20% Penalty on 2024 Delinquent Taxes.
12. Hear Bookkeeper's Report and consider acting thereon, including:
 - a. Approve bills submitted to the District for payment.
13. Hear Tax Assessor/Collector's report and consider taking any action required, including:
 - a. Approve Depository Pledge Agreement with Stellar Bank; and
 - b. Approve Certified Payments Agreement.
14. Hear Operator's Report and consider taking any action required, including:
 - a. Ratify authorizing installation of inflow protectors.
15. Hear Engineer's Report and consider acting thereon, including:
 - a. Authorize the design of District facilities;
 - b. Approve plans and specifications for construction of District facilities;
 - c. Authorize advertisement for bids for District projects;
 - d. Approve pay estimates and change orders for construction projects in the District; and
 - e. Authorize and/or ratify construction contracts and related items.
16. Hear development report and consider taking any action required.
17. Hear Attorney's Report and consider acting thereon, including:
 - a. Approve Resolution Requesting Estimate of Value as of July 1, 2025;
 - b. Approve Resolution Evidencing Annual Review of Investment Policy.
 - c. Approve insurance proposal with Arthur J. Gallagher & Co.; and
 - d. Consider establishing a regular meeting date.

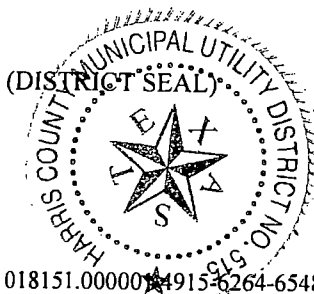
Frankie Holbrook
COUNTY CLERK
HARRIS COUNTY TEXAS

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FILED

Pursuant to V.T.C.A., Government Code, Chapter 551, the Board of Directors may convene in closed session to receive advice of legal counsel, discuss matters relating to pending or contemplated litigation, personnel matters, real estate transactions, gifts and donations, security devices and/or economic development negotiations. Pursuant to Section 49.062, Texas Water Code, a written request of at least five registered voters may be submitted to the Board of Directors requesting the Board of Directors to designate a meeting place within the District. If no suitable meeting place exists inside the District, the Board may designate a meeting place outside the District that is located not further than 10 miles from the boundary of the District. If the Board of Directors fails to designate a meeting place within the district or not further than 10 miles from the boundary of the District, after the receipt of such petition, five registered voters may petition the Texas Commission on Environmental Quality to designate a meeting location.

EXECUTED this 5th day of February, 2025.



HARRIS COUNTY
MUNICIPAL UTILITY DISTRICT NO. 515

By: _____

Samuel L. Johnson
Samuel L. Johnson
Coats Rose, P.C.
Attorneys for the District

NOTICE OF CONTINGENT FEE CONTRACT
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 515

Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 2254.1036, that the Board of Directors of Harris County Municipal Utility District No. 515 (the "District") is entering into a contingent fee contract with Coats Rose, P.C. ("Coats Rose") for their services as delinquent tax attorney, at their regular session, open to the public, at **Tuesday, February 11, 2025, at 12:00 p.m.**, at 9 Greenway Plaza, Ste. 1000, Houston, Texas 77046, a designated place outside the boundaries of the District.

The retention of Coats Rose is necessary for the collection of any and all delinquent and outstanding ad valorem taxes due to the District. Such services shall include (1) correspondence with delinquent taxpayers; (2) the initiation and conduct of legal proceedings against delinquent taxpayers where such proceedings do not involve the adverse interests of other clients; (3) intervening on behalf of the District in all suits for taxes filed by other taxing jurisdictions relating to property located within the District where such suits do not involve the adverse interest of other clients; and (4) other legal services in connection with the collection of delinquent taxes which the District may require from time to time. Coats Rose will also correspond and coordinate with the Board, the District's Tax Assessor/Collector, and other persons as they deem necessary to perform effectively the services enumerated above.

Coats Rose has over forty (40) years of experience in delinquent tax collection services and has acted as delinquent tax attorney for most, if not all, of those years. Coats Rose's fee shall be twenty percent (20%) of all delinquent taxes, penalties, and interest thereon received by the District (the "Contingent Fee Basis") in accordance with Texas Tax Code Sections 33.07 and 33.11 (the "Code"). If they decline representation of the District on a particular account(s) because of the interests of other clients, they shall not receive the twenty percent (20%) fee on the particular account(s) on which they have declined representation.

Coats Rose was retained by the owners of land in the District to create the District for the purpose of funding the infrastructure necessary to make the District habitable. At its regular meeting, the District will consider retaining Coats Rose for delinquent tax collection services. Collecting delinquent and outstanding ad valorem taxes is a time consuming, costly endeavor, and the work required continues for as long as taxes are levied in the District. The District does not have the internal resources to pay in-house staff to act as delinquent tax attorney. Moreover, retaining and training District staff to perform the functions necessary to collect delinquent and outstanding ad valorem taxes is prohibitively expensive. Coats Rose works on a contingent fee basis in accordance with the Code for these same reasons.

It is for these reasons that the retention of Coats Rose, on the Contingent Fee Basis as described above, to act as delinquent tax attorney, is in the best interests of the District and its residents.

EXECUTED this 5th day of February, 2025.

Harris County Municipal Utility District No. 515

By: _____

Samuel Johnson
Coats Rose, P.C.,
Attorneys for the District