

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 514

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 77056, said address being a meeting place of the District.

The meeting will be held on Tuesday, February 18, 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 November 19, 2024;
3. Tax Assessor-Collector's Report;
4. Grant exemptions from taxation for 2025, and the adoption of a Resolution in connection therewith;
5. Adoption of Resolution Concerning Developed District Status for 2025 Tax Year;
6. Consider the engagement of Delinquent Tax Collections Attorney, and adoption of Resolution Approving Contingent Fee Contract for Legal Services pursuant to Exhibit A attached hereto;
7. 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, 2025, including the filing of lawsuits, as necessary;
8. Bookkeeper's Report, including financial investment reports and authorizing the payment of invoices presented;
9. Developer's Report, including:
  - a) Development updates;
  - b) Approval of Waiver Agreement; and
  - c) Status of street light maintenance arrangements;
10. Landscape Architect's Report, including:
  - a) Ratify engagement of landscape architect, execution of Master Service Agreement between the District and KW Landscape Architects and authorize acceptance of Texas Ethics Commission Form 1295 in connection therewith;
  - b) Authorizing and/or ratifying the design and/or advertisement for bids for the construction of facilities within the District, including:
    - i) Sila Phase 1 Package 3A Section 5 Detention Pond;
    - ii) Sila Phase 1 Package 3B Section 3 and Pocket Park; and

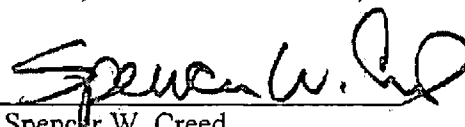
- iii) Sila Phase 1 Package 4 Rec Center;
  - c) Authorizing and/or ratifying the award of construction contracts or concurrence of award of contracts for the construction of facilities within the District, and authorize acceptance of TEC Form 1295;
  - d) Status of construction of facilities to serve land within the District, including the approval and/or ratification of any change orders or pay estimates and authorize the acceptance of TEC Form 1295, including:
    - i) Contract with Triple E Landscape for Sila Phase 1 Package 2 Sections 2, 4, 5, 7 and Pocket Parks;
- 11. Engineer's Report, including:
  - a) Authorizing and/or ratifying the design and/or advertisement for bids for the construction of facilities within the District, and approving of related storm water plans, including:
    - i) Water, sewer, drainage, recreational and/or road facilities to serve property within the District;
  - b) Authorizing and/or ratifying 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 TEC Form 1295, including:
    - i) Water Well No. 2;
    - ii) Water Plant Phase 2;
    - iii) Wastewater Treatment Plant Phase 2;
    - iv) Lift Station No. 2;
    - v) Lago Cecita Drive and Improvements at Huffman Cleveland Road;
    - vi) Sila Section 7;
    - vii) Sila Section 12;
    - viii) Sila Section 13;
    - ix) Sila Section 14;
    - x) Sila Section 15;
    - xi) Sila Section 16;
    - xii) Sila Section 17;
    - xiii) Sila Section 18;
    - xiv) Sila Section 19;
    - xv) Sila Section 20;
    - xvi) Sila Section 21;
    - xvii) South Detention Basin;
    - xviii) Traffic Signal at Lago Cecita and Huffman Cleveland Intersection;
    - xix) Endeavor Structural Wetland Crossings;
  - c) Status of construction of facilities to serve land within the District, including the approval and/or ratification of any change orders or pay estimates and authorize the acceptance of TEC Form 1295, including:
    - i) Contract with R Construction Civil, LLC for paving facilities to serve Sila Drive Entry Reserve;
    - ii) Contract with Durwood Greene Construction Co. for paving facilities to serve Sila Section 1;
    - iii) Contract with Durwood Greene Construction Co. for paving facilities to serve Sila Section 2;

- iv) Contract with Durwood Greene Construction Co. for paving facilities to serve Sila Section 3;
  - v) Contract with Southern Styles Services, LLC for clearing and grubbing to serve Phase 2;
  - vi) Contract with Gemini Contracting Services, Inc. for construction of Water Plant No. 1 Phase 1;
  - vii) Contract with Paskey Incorporated for construction of Sila Detention Phase 1;
  - viii) Contract with Peltier Brothers Construction, LLC for Wastewater Treatment Plant Phase 1 (site work);
  - ix) Contract with Dimas Bros. Construction, LLC for water distribution and storm drainage to serve Sila Drive Entry Reserve;
  - x) Contract with Dimas Bros. Construction, LLC for water, sewer and drainage to serve Sila Section 1;
  - xi) Contract with Gonzalez Construction Enterprise, Inc. for water, sewer and drainage to serve Sila Section 2;
  - xii) Contract with C4 Partners, LLC for Offsite Lift Station No. 1;
  - xiii) Contract with TransTex Construction, LLC for Offsite Force Main to serve Offsite Lift Station No. 1;
  - xiv) Contract with Trahan Construction, LLC for Sila Mass Grading Phase 2;
  - xv) Contract with Gonzalez Construction Enterprise, Inc. for Water, Sanitary Sewer and Storm Sewer Facilities for Sila Section 5;
  - xvi) Contract with R Construction Civil, LLC for Water, Sanitary Sewer and Storm Sewer Facilities for Sila Section 3; and
  - xvii) Contract with Dimas Bros. Construction, LLC for Water, Sanitary Sewer and Storm Sewer Facilities for Sila Section 8;
  - d) Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District;
    - i) Ratify prior dedication of easements to serve Sila Sections 6 and 10;
    - ii) Easements and/or sites for Sila Detention Phase 2;
    - iii) Offsite Water Line, Sanitary Sewer and Temporary Access Easements to serve Sila Drive Street Dedication and Sila Section 3 Reserves; and
    - iv) 10-foot Wide Storm Sewer Easement to serve Sila Section 4;
  - e) Status of Storm Water Quality Permit application and Storm Water Quality Management Plan for Sila Detention Phase I; and
  - f) Status of Interlocal Agreement with Harris County regarding maintenance of non-standard pavement sections within Sila Drive Sections 2-3 and Lago Cecita Drive;
12. Review of annual survey of wage rate scales and consider adoption of Resolution Adopting Prevailing Wage Rate Scale for Construction Projects;
  13. Consider proposals for garbage and/or recycling collection services;
  14. Operator's Report, including:
    - a). Adoption of Rate Order and authorize publication of Notice of Rater Order and of Penalties for Violation thereof;

15. Review Memorandum regarding Electronic Storage of District Records; approval of Resolution Adopting Records Retention Schedules and Policies and Procedures for Electronic Storage of District Records;
16. Request from Records Management Officer to destroy certain records of the District and notes of Board of Directors meetings from October 17, 2017 to March 26, 2024;
17. Authorize and/or ratify prior approval for attorney to file Eminent Domain Report with the Texas Comptroller of Public Accounts prior to February 1, 2025, pursuant to Section 2206.154, Texas Government Code;
18. Consider solicitation and/or approval of proposals relative to renewal of the District's insurance policies and bonds expiring March 31, 2025;
19. Attorney's report, including:
  - a) Order Establishing Policy for Covered Applications and Prohibited Technology pursuant to Chapter 620, Texas Government Code;
  - b) Correspondence from Robert W. Baird & Co. Incorporated in connection with MSRB Rule G-10; and
  - c) Date of next Board meeting;
20. Convene in 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;
21. Reconvene in Open Session and authorize any action resulting from discussions in Closed Session; and
22. Matters for possible placement on future agendas.



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

By:   
 Spencer W. Creed  
 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.*

*Pursuant to Sections 49.062(c) and (c-1) of the Texas Water Code, if fifty or more qualified electors reside in the District, five or more of said electors may make a written request to the Board to designate a meeting place and hold meetings within the District. The Board must grant such request unless no suitable meeting place exists inside the District, in which case a meeting place within ten miles of the boundary of the District may be designated. On the failure to designate a qualifying meeting place, five electors may petition the Texas Commission on Environmental Quality to designate a qualifying meeting place.*

**EXHIBIT A**

**PERDUE, BRANDON, FIELDER, COLLINS & MOTT, LLP**

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

**NOTICE OF THE CONTINGENT FEE ENGAGEMENT OF DELINQUENT TAX  
COLLECTIONS ATTORNEY**

Pursuant to Texas Government Code Section 2254.1036, notice is hereby given that the Board of Directors of Harris County Municipal Utility District No. 514 (the "District"), at the public meeting described in the Notice of Public Meeting to which this exhibit is attached, will consider the engagement of Perdue, Brandon, Fielder, Collins & Mott, LLP ("PBFCM") and Schwartz, Page & Harding, L.L.P. ("SPH") to serve as Delinquent Tax Collections Attorney for the District based on a contingent fee. In support thereof, PBFCM and SPH offer the following:

- A. The District is pursuing a contract with PBFCM and SPH for the collection of delinquent property taxes owed to the District and through this contract the District seeks to increase recovery of these delinquent debts as expeditiously as possible. GOVT. CODE § 2254.1036(1)(A).
- B. PBFCM and SPH have the competency, qualifications, and experience necessary to fulfill this contract. GOVT. CODE § 2254.1036(1)(B).

PBFCM has collected delinquent government receivables for 50 years, including the collection of delinquent taxes. PBFCM currently has 12 primary offices and multiple satellite offices throughout Texas. It employs more than 400 individuals, including 52 attorneys. It uses a multi-office, fully integrated team approach allowing the District access to all its offices and resources. Its collection team consists of long-term PBFCM employees, including attorneys, call center associates, paralegals, law clerks, legal secretaries, collection support personnel and information technology experts. PBFCM utilizes proprietary collection software that can be tailored to meet any special need the District may have. This proprietary software also automates many aspects of the collection process, such as: account/debtor research, mailings and phone calls, return mail and address updates, payment notification and processing and workflow.

In addition to serving entities similar to the District as general counsel and bond counsel, SPH has supervised the collection efforts of delinquent tax collections attorneys, coordinated the cooperation of other consultants related to such collection efforts, and reported to the governing bodies of entities similar to the District on the status of such collection efforts for over 35 years and is widely recognized throughout the State of Texas for its expertise. SPH has the competency, qualifications, and experience necessary to fulfill its role under this contract of supervising PBFCM's efforts, coordinating between PBFCM and other District consultants, and reporting on such efforts to the District's Board of Directors.

- C. The nature of any relationship between the District and, PBFCM/SPH, is as follows. GOVT. CODE § 2254.1036(1)(C).

PBFCM has no previous relationship with the District.

SPH serves as general counsel and bond counsel to the District pursuant to an agreement dated October 19, 2017.

- D. The District is not set up to collect its delinquent taxes. GOVT. CODE § 2254.1036(1)(D). The District currently does not have adequate support staff, computer software/programming, or experience to internally conduct these collection services and acquiring these will result in substantial expense to the District.
- E. These collection services cannot efficiently be provided for an hourly fee. GOVT. CODE § 2254.1036(1)(E). The Tax Code allows the assessment of a percentage-based fee to recover the costs of collecting delinquent taxes. This percentage-based fee is assessed only against parties delinquent in the payment of taxes to the District and not the District or taxpayers of the District. The collection of delinquent taxes is a high-volume practice, requiring a significant amount of research, mailing, and handling of outbound/inbound calls. An hourly fee for such work will likely exceed amount of delinquent taxes due. Moreover, the District will bear the cost of these hourly fees and not the debtor, because the Tax Code does not expressly authorize the District to pay for collection services based on an hourly fee.
- F. This contingent fee contract is in the District's best interest. GOVT. CODE § 2254.1036(1)(F). Under the contingent fee contract, PBFCM will be paid the amount of the percentage-based collection fee, regardless the number of hours PBFCM spends researching, contacting and mailing to collect the delinquent debt. Additionally, the percentage-based collection penalty is a pass-through expense to the debtor and not an expense to the District or taxpayers in the District who are not delinquent in the payment of their taxes.

*Yonnie McDaniel*  
COUNTY CLERK  
HARRIS COUNTY TEXAS

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