

**SPRING CREEK UTILITY DISTRICT  
NOTICE OF MEETING**

Notice is hereby given to all interested members of the public that on *Monday, August 21, 2023, at 5:00 p.m.*, the Board of Directors (“Board”) of the above captioned District will hold its regular monthly meeting, open to the public, at **25003 Pitkin Road, Suite D600, Spring, Texas 77386**, a designated meeting place of the District (*\*\*please see below for remote meeting options per Texas Government Code Section 551.027*). The Board may consider and authorize any action related to the following:

- 1) Call to Order;
- 2) Public Comments (*note public comment policy in effect*);
- 3) Consent Agenda:
  - a) Minutes of prior Board meeting(s);
  - b) Consultant Reports, including:
    - i. Security
    - ii. Tax;
    - iii. Delinquent Tax;
    - iv. Inspector;
    - v. Operator;
  - c) Pending business, informational materials, routine correspondence, and related matters;
- 4) Garbage collection report;
- 5) Bookkeeper’s Report;
- 6) Annual Audit Report for FYE April 30, 2023;
- 7) Financial Advisor’s 2023 Tax Rate Recommendation (*\*if CAD cert. tax rolls ready*);
- 8) District administration building options, including pre-qualification package;
- 9) Fox Run drainage facility matters, including resident issues and pending litigation (*exec. sess.*)\*;
- 10) Engineer’s Report, including feasibility study matters;
- 11) Fox Springs Park matters including possible name change;
- 12) Capital Improvement Plan (CIP) project review;
- 13) Future requirements for lead and copper rules;
- 14) Preventative maintenance program;
- 15) Fifth Amendment to Operator contract, and possible Rate Order amendments;
- 16) Developers’ Report(s), including annexation/out-of-District service/utility development agreements, capacity/feasibility requests, conveyances, and pending developer reimbursable projects, and conveyances, including:
  - a) Woodmere Development (*Forest Village*), including possible donation of property;
  - b) Riley Fuzzel Holdings, LLC (*2121 Riley Fuzzel*);
  - c) BCS Birnham Woods, LLC (*Locke Tract*);
  - d) Volare Partners, LP (*Fieldhouse*), including A&S Engineers, Inc. (“A&S”) matters;

- e) KB Home (Legends Run Reserves);
  - f) Pendleton tract(s);
- 17) Joint Facilities Advisory Committee (“JFAC”) matters, including:
- a) Joint Emergency Response Plan;
  - b) Cost sharing and allocation of regional water authority fees;
- 18) Regional agency coordination, including San Jacinto River Authority/Lonestar Groundwater Conservation District (LSGCD), Region 6 Flood Planning Group, South Montgomery County Storm Water Coalition Annual Report, and grant/related agency funding opportunities (ARPA, Hazard Mitigation, etc.);
- 19) Insurance renewal proposals (*expires September 30, 2023*);
- 20) 2023 Legislative updates, including updates to Notice to Purchasers;
- 21) Communications Report, including water conservation education;
- 22) \*Executive Session pursuant to Texas Government Code, Section 551.071, 551.074, et. seq.;
- 23) Reconvene in open session and authorize any action resulting from executive session;
- 24) Discuss pending business and matters for future agendas (*August 29<sup>th</sup> JFAC; September 18<sup>th</sup>*).



Roach & Associates, PLLC

By: *Jonathan A. Roach*  
 Jonathan A. Roach  
 Attorney for the District

*Persons with disabilities who require auxiliary aids or services at the meeting are asked to contact the District's attorney at 832-789-1899 at least three (3) business days prior to the meetings so that appropriate arrangements can be made.*

*\*The District reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney), Section 551.072 (Deliberations about Real Property), Section 551.073 (Deliberations about Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations about Security Devices), Section 551.087 (Economic Development), and other matters as allowed by law.*

**\*\*\*Remote Meeting Login Information - Regular Session**

VIDEO: <https://meet.goto.com/861128405>

Tele: +1 (571) 317-3116

Access Code: 861-128-405