

**SPRING CREEK UTILITY DISTRICT
NOTICE OF MEETING**


Notice is hereby given to all interested members of the public that on *Monday, July 17, 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 certain COVID-19 public meeting protocols and 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;
 - vi. Communications/technology/website;
 - c) Pending business, informational materials, routine correspondence, and related matters;
- 4) Garbage collection report;
- 5) Bookkeeper’s Report and transition matters;
- 6) Annual Audit Report for FYE April 30, 2023, and AUP Audit related to re-allocation of Series 2021 Bond funds and developer reimbursements;
- 7) District administration building options;
- 8) Fox Run drainage facility matters, including resident issues and pending litigation (*exec. sess.*)*;
- 9) Engineer’s Report, including feasibility study matters;
- 10) General review of water supply options and pending Capital Improvement Plan (storm) projects;
- 11) Future requirements for lead and copper rules;
- 12) Preventative maintenance program;
- 13) Fifth Amendment to Operator contract and possible Rate Order amendments;
- 14) 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, reimbursement audit;
 - 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);
- 15) Joint Facilities Advisory Committee (“JFAC”) matters, including:
- a) Update to Supplement to Water Facilities Contract;
 - b) Joint Emergency Response Plan;
 - c) Cost sharing and allocation of regional water authority fees;
- 16) 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.);
- 17) Flood Improvement Project;
- 18) Review Insurance Proposals (*expires September 30, 2023*);
- 19) Review Ethics/Fees of Office policies;
- 20) 2023 Legislative updates;
- 21) Technology/website updates, including SB2 and HB1154, and Dropbox sizing matters;
- 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 21*).



Roach & Associates, PLLC

By: 
 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.*

****COVID-19 PUBLIC MEETING PROTOCOLS**

For attendees, including the Board, consultants, and the public, seating may be rearranged to comply with 6-foot social distancing, masks may be made available for anyone who needs one before they enter the building, and no one will be permitted in the meeting if they, anyone in their household, or anyone they have been in contact with during the preceding ten (10) days has tested positive for COVID or is currently experiencing COVID symptoms.

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

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

Tele: +1 (571) 317-3116

Access Code: 861-128-405