

## AGENDA

### WOODCREEK MUNICIPAL UTILITY DISTRICT

Notice is hereby given that the Board of Directors of Woodcreek Municipal Utility District will hold a regular meeting on **THURSDAY, February 20, 2025, at 11:30 a.m.**, at 9 Greenway Plaza Suite 1000, Houston, Texas 77046, a meeting place of the District outside the District's boundaries. The meeting is being held for the purposes of considering and acting upon the matters listed below.

1. Public comments.
2. Approve minutes and official records of previous Board of Directors meeting(s);
3. Tax Assessor/Collector's Report, including authorization of payments from the Tax Account;
4. Bookkeeper's report, including authorization of payment of the District's bills and approval of Investment Report:
5. Engineer's report, including:
  - (a) status of pending development projects;
  - (b) status of City of Houston GRP matter;
  - (c) approve Pay Estimates, bidding authorization, project awards, and related matters, as necessary;
6. Operator's report, including status of manhole survey;
7. Drainage Maintenance report;
8. Attorney's report;
  - (a) Adopt Resolution Concerning Tax Exemptions for 2025;
  - (b) Adopt Resolution Implementing a Penalty on 2024 Delinquent Taxes;
  - (c) Consider engaging Delinquent Tax Attorney;
9. Such other matters as may come before the Board.

If, during the course of the meeting covered by this Notice, the Board should determine that a closed or executive session of the Board should be held or is required in relation to any agenda item included in this Notice, then such closed or executive meeting or session, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, as amended (the "Act"), will be held by the Board at the date, hour, and place given in this Notice concerning any and all subjects for any and all purposes permitted by Subchapter D of said Act.

EXECUTED THIS 14 day of February, 2025.

WOODCREEK MUNICIPAL UTILITY DISTRICT



Michael P. Bacon  
Attorney for the District

(SEAL)



**NOTICE OF CONTINGENT FEE CONTRACT**  
**WOODCREEK MUNICIPAL UTILITY DISTRICT**

Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 2254.1036, that the Board of Directors of Woodcreek Municipal Utility District (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, 11:30 p.m., February 20, 2025 at 9 Greenway Plaza, Suite 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 a 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.

At its 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.