

AGENDA
LAKE MUNICIPAL UTILITY DISTRICT

Notice is hereby given that the Board of Directors of Lake Municipal Utility District will hold a regular meeting on **THURSDAY, February 20, 2025, at 5:00 p.m.**, at 8124 Bayrun Avenue, Baytown, Texas 77521, a meeting place of the District inside the District's boundaries, for the purposes of considering and acting upon the matters listed below.

1. Public Comments;
2. Approve minutes of official records of previous Board of Directors meeting(s);
3. Financial Advisor's Report, including:
 - (a) Review bids and consider awarding the sale of the District's Unlimited Tax Bonds, Series 2025 (the "Bonds").
 - (b) Approve and authorize execution of the following in connection with the issuance of the Bonds, including:
 - (i) Order Authorizing Issuance of Bonds;
 - (ii) Order Approving Official Statement;
 - (iii) General Certificate;
 - (iv) Signature Identification and No-Litigation Certificate;
 - (v) Letters addressed to Attorney General of Texas and Coats Rose, P.C. regarding dating of the Signature ID and No-Litigation Certificate and the General Certificate and Letter to the Comptroller regarding delivery of Initial Bonds;
 - (vi) Tax Exemption Certificate;
 - (vii) Bond Registrar, Paying Agent and Transfer Agency Agreement,
 - (viii) Rule 15c2-12 Certificate;
 - (ix) IRS Form 8038-G; and
 - (x) Authorize such other actions and execution of other documents and certificates necessary to obtain approval of the Bonds by the Attorney General;
 - (xi) Authorize the Attorney and financial Advisor to perform all actions necessary to complete the sale and closing of the Bonds;
4. Detention maintenance report, including:
 - (a) status of debris cleaning;
 - (b) status of desilting pilot channels in West Meadows;
 - (c) status of outfall pipe repair in Meadowlake Village;
 - (d) status of power cable in Bay River Colony;
5. Tax Assessor/Collector's report, including authorization of payments from Tax Account;
6. Bookkeeper's report, including authorization of payment of the District's bills and approval of Investment Report;
7. Operator's report, including:
 - (a) status of pending repairs and maintenance;
 - (b) authorize projects, as necessary;
 - (c) authorize terminations of delinquent accounts;

8. Engineer's report, including:

- (a) status of TxDot road improvements;
- (b) status of West Meadows Wastewater Treatment Plant improvements;
- (c) status of Meadowlake Village aeration fountain repairs;
- (d) approve pay estimates and change orders, as necessary;
- (e) authorize advertisement for bids, if necessary;

9. Consider Development Agreements, as necessary;

10. Attorney's report, including:

- (a) Adopt Resolution Concerning Exemptions from Taxation for the 2024 Tax Year;
- (b) Adopt Resolution Implementing 20% Penalty on 2024 Delinquent Taxes and Contracting with Attorneys to Collect Delinquent Taxes;
- (c) Approve amended District Registration Form and authorize filing with the Texas Commission on Environmental Quality;

11. 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.

LAKE MUNICIPAL UTILITY DISTRICT



Michael P. Bacon
Attorney for the District

(SEAL)



NOTICE OF CONTINGENT FEE CONTRACT
LAKE MUNICIPAL UTILITY DISTRICT

Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 2254.1036, that the Board of Directors of Lake 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, at **5:00 p.m., on Thursday, February 20, 2025**, at 8124 Bayrun Avenue, Baytown, Texas 77521, a designated meeting place 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.