NOTICE OF MEETING

WILLOW CREEK FARMS MUNICIPAL UTILITY DISTRICT

The Board of Directors of Willow Creek Farms Municipal Utility District will hold a regular meeting on Tuesday, December 10, 2024, at **6:00 p.m.**, at 30757 Jordan Crossing Blvd., Fulshear, Texas*, to discuss and, if appropriate, act upon the following items:

1. Receive public comments, including correspondence received from residents.
2. CONSENT AGENDA: The following items are considered routine by the Board and will be enacted by one motion. No separate discussion will occur on these items unless a Board member requests, in which event the item will be removed and placed on the Non-Consent Agenda.
   - (a) Approve minutes.
   - (b) Travel Reimbursement Guidelines and Director Expenses for the Association of Water Board Directors winter conference.
   - (c) Financial and bookkeeping matters, including payment of the bills, review of investments, and amendment of budget.
   - (d) Tax assessment and collections matters, including payment of tax bills, installment agreements, delinquent tax collections, depository pledge agreements, and requests for estimates of taxable value.
   - (e) Community outreach and public communications matters, including website and resident SMS/Email Notification System matters, and authorization for additional services.
   - (f) North Fort Bend Water Authority matters.
   - (g) Update from District Committees.
   - (h) Homeowners Association partnership matters.
   - (i) Review and update Eminent Domain Report to the Texas Comptroller.
3. NON-CONSENT AGENDA:
   - (a) Security matters, including report from Katy Police Department.
   - (b) Report on maintenance of District detention ponds and facility sites, including approve proposals and agreements for District maintenance services.
   - (c) Stormwater permitting matters, including application for coverage under 2024 TPDES General Permit No. TXR040000, and Approve Master Services Agreement with Storm Water Solutions and Proposal for Services.
   - (d) Operation of District facilities, including:
     - i. billings, repairs and maintenance, and customer correspondence;
     - ii. review and amend Rate Order, as appropriate; and
     - iii. hearing on termination of water and sewer service to delinquent customers and authorize termination of service.

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) 860-6400 at least three business days prior to the meeting so that appropriate arrangements can be made.

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(e) Engineering matters, including authorize design, approve plans and specifications, authorize advertisement for bids, review bids and award contracts, approve letter financing agreements, approve pay estimates and change orders, authorize final acceptance of projects, and direct engineer to notify insurance company, as appropriate, for the following:

i. next phase of water, sewer, and drainage facilities and paving;
ii. wastewater treatment plant replacement, including update on bond application no. 9;
iii. Water Distribution, Sanitary Sewer, Storm Sewer, Road Paving, Detention Pond and Sanitary Pump Station to serve Texas Heritage Marketplace;
iv. Water Plant Electrical Improvements;
v. wastewater treatment plant permit renewal;
vi. deeds, easements, consents to encroachment, right of entry agreements, and requests for service or utility commitment letters; and
vii. District drainage system matters.

(f) Development matters, including Texas Heritage Parkway and Pederson Tract updates, and authorize appropriate action, including with respect to economic development agreements, development and strategic partnership agreements, agreements with the City of Katy, and development financing agreements.

(g) Approve Annual Report and authorize filing of same in accordance with the District's Continuing Disclosure of Information Agreement and as required by SEC Rule 15c2-12.

(h) Annual Review of Procedures for Continuing Disclosure Compliance.

(i) Meeting planning matters and agenda items for the next Board meeting.

WILLOW CREEK FARMS MUNICIPAL UTILITY DISTRICT HARRIS AND FORT BEND COUNTIES, TEXAS

Aaron Carpenter
Attorney for the District

***The Board will conduct an in-person meeting at its physical meeting location. The Board is making available a telephone and/or video option for members of the public to listen to the meeting and to address the Board. The telephone number is: 1 (484)-784-9335, PIN: 871 648 167#. To join the meeting via video conference, use the following link: meet.google.com/vvh-kckb-bff.**

Willow Creek Farms Municipal Utility 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; Pending or Contemplated Litigation), 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), and Section 551.086 (Economic Development).

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