



in such closed or executive meeting or session, then such action, decision or vote shall be either:

- (a) in the open meeting covered by the Notice upon the reconvening of the public meeting; or
- (b) at a subsequent public meeting of the Board of Directors upon notice thereof, as the Board of Directors shall determine.

An original copy of this notice was posted on the public bulletin board in the offices of HMW Special Utility District, 26726 Decker Prairie-Rosehill Road, Magnolia, Texas 77355, at \_ . m. on October \_\_\_\_, 2024, and on the District website on the same date.



---

Patrick F. Timmons, Jr., General Counsel  
HMW Special Utility District of Harris and Montgomery  
Counties

**PROPOSED AGENDA FOR THE BOARD OF DIRECTORS**  
**HMW SPECIAL UTILITY DISTRICT OF HARRIS AND MONTGOMERY**  
**COUNTIES FOR OCTOBER 16, 2024**

1. Opening Items.
  - a. Moment of Silence and Pledges of Allegiance.
  - b. Discussion and action on proposed agenda of the Board of Directors.
2. Review and discussion of communications from users of the utility system and the public.
3. Comments by utility customers, persons requesting service and members of the public, including speakers on agenda items, and discussion with board of directors. Time limit of three minutes for each presentation, unless extended and exclusive of questions by board members (Discussion and action, if any, under Item 17 or other agenda items).
4. Discussion and action, as required, on reports to Board of Directors on all agenda items and as permitted by law.
  - a. District Financial Advisor and Investment Officer
    - (1) Agenda Items No. 5.b., 5.c. and 5.d.
    - (2) Financing for acquisition of real property, vehicles, emergency power equipment, office equipment and other purchases.
    - (3) Performance compared to budget for fiscal years beginning September 1, 2024.
    - (4) Expenditures and financing for capital projects, including document approval.
    - (5) Cash flow projections.
    - (6) Banking matters.
    - (7) Investment matters, as applicable.
    - (8) Financial and investment reports.
    - (9) Agency pumpage fees.
    - (10) Independent audit of financial position for fiscal year ending August 31, 2024.
  - b. President
    - (1) Routine management and personnel matters.
    - (2) Actions previously directed or authorized by the board of directors.
    - (3) Discretionary actions.
    - (4) Customer contacts.
    - (5) Community contacts, including follow up action following discussion.
    - (6) Board organization and conduct of board meetings, including procedures for public comments under Agenda Item 3.
    - (7) District Activity Analytics.
  - c. Other officers, board members and board committees
    - (1) North Harris County Regional Water Authority.
    - (2) Lone Star Groundwater Conservation District.
    - (3) San Jacinto River Authority.
    - (4) Harris Galveston Subsidence District.
    - (5) Other officer, director, and committee reports.
    - (6) Director comments.
    - (7) Director attendance at related association meetings.
    - (8) Policy Review Committee.

(9) Long Range Planning/Development Committee.

d. General Manager and Controller (pursuant to Chapter 551, Subchapter D, Texas Government Code, some reports may be given in executive session).

- (1) Safety items.
- (2) Personnel matters.
- (3) Real property, fixture, vehicle, meter and equipment acquisitions and related upgrades, including “smart” meters.
- (4) Equipment repairs and maintenance.
- (5) Water production and sales, by water system.
- (6) Customer issues, contacts, and communications, including landlord/tenant policy letter.
- (7) Developer and customer/potential customer contacts.
- (8) Water system maintenance, repairs, and construction.
- (9) Proposed customer billing adjustments.
- (10) Office equipment, computer and office system maintenance, repair, and acquisitions.
- (11) Thefts or diversions of water service.
- (12) System emergencies.
- (13) Personnel and other policy implementation and revisions.
- (14) Property, liability, and other insurance.
- (15) Electric power, telephone, internet, and other utility services.
- (16) Leases and other contracts, including renewals, under Agenda Item No. 4.
- (17) Expenditures on matters under Agenda Item No. 4.
- (18) Adoption, modification, and use of District administrative procedures.
- (19) Disposal of District property.
- (20) Expense reimbursement requests.
- (21) Planned time off for General Manager and Controller.
- (22) Postings for and administration of District website.
- (23) Tank and other inspections and inspection issues.
- (24) Other reports and updates, including cost increases and COVID-19.

e. District Engineer

- (1) Submission/approval and status of district design and construction projects, including advertisement for bids, contract awards, pay applications, project budgets and final acceptance.
- (2) Submission/approval of engineering proposals for district design and construction projects.
- (3) Submission/approval and status of district/developer agreement projects, including advertisements for bids, contract awards, pay applications, project budgets and final approval.
- (4) Developer reviews for developer/customer requests for water service.
- (5) Contacts with and responses to TCEQ and other agencies on regulatory compliance matters.
- (6) Other engineering reports.

f. General Counsel (pursuant to Section 551.071, Texas Government Code, some reports may be given in executive session)

- (1) Questions or comments on minutes of prior meetings.
- (2) Actual and potential litigation matters, including Texas PUC and eminent domain matters.
- (3) Developer contacts and related matters, including (i) requests to decertify or annex territory within District boundaries and certificates of convenience

- and necessity, (ii) dispute with PDP Water Supply Corporation.
- (4) Contract matters, including performance of pending agreements, and Agenda Items No.4., No.5., No. 6., No. 7, No. 8, No.9., No. 11., and No. 13.
  - (5) Contacts with and responses to Texas Commission for Environmental Quality ("TCEQ"), Texas Public Utility Commission ("PUC"), other agencies and interested parties, on regulatory compliance and other matters, including the District Water Conservation Plan.
  - (6) Customer contacts and related matters.
  - (7) Contacts with and from public officials and others regarding District matters, including water well registrations, permit applications to and regulations of the Harris Galveston Subsidence District ("HGSD"), North Harris County Regional Water Authority("NHCRWA") and Lone Star Groundwater Conservation District ("LSGCD").
  - (8) Information requests under the Texas Open Records Act.
  - (9) Issues pertaining to private water wells.
  - (10) District Bylaws, Personnel, Investment, COVID-19, Water Conservation, public comment and other policies and policy matters.
  - (11) Real property acquisitions, including easements.
  - (12) Inter local and other agreements with other political subdivisions.
  - (13) Legislative matters.
  - (14) Groundwater Reduction Plans to which the District is a party, including related water conservation and drought contingency plans.
  - (15) Policies and activities of HGSD, NHCRWA, LSGCD, San Jacinto River Authority and other regional entities with regulatory authority.
  - (16) Reports on subjects requested by board of directors, including ongoing service contracts, SWIFT funding, NHCRWA, LSGCD and SJRA groundwater policy, PUC policy on water and power issues and certificates of convenience and necessity, records management and other reports as requested.
  - (17) Matters pertaining to district director elections.
  - (18) Reports from and coordination of activities of outside counsel.
  - (19) Other reports.
5. Discussion and action on the following consent agenda items (subject to separate consideration at the request of one or more members).
- a. Approval of minutes of prior meetings.
  - b. Approval of payroll and payments for professional services and other materials and services purchased in the ordinary course of business.
  - c. Approval of monthly financial report.
  - d. Approval of monthly investment reports.
6. Discussion and action, as required, on authorization of services, acquisitions, construction and/or installation of equipment or improvements and/or repairs of District facilities, including prior authorizations of such projects and related expenditures by the President.
7. Discussion and action, as required, on the following action items recommended by General Manager or requested by the board of directors:
- a. Smart meters.
  - b. Tennessee Project

- c. Pending water service agreements.
  - d. Other recommendations.
8. Discussion and action, as required, on proposed and pending water service agreements, including Century Communities, Inc. and Drake Plastics, Co., Ltd.
  9. Discussion and action, as required, on authorization to acquire additional property for District utility sites, by agreement or eminent domain.
  9. Discussion and action, as required, on director vacancy.
  10. Discussion and action, as required, on Texas PUC Docket No. 55703, PDP Water Supply Corporation.
  11. Discussion and action, as required, on Tennessee project at 21745 FM 2920.
  12. Discussion and action, as required, on District Rate Tariff and Order.
  13. Discussion and action, as required, on renewal/acquisition of health, dental and related coverages.
  14. Discussion and action, as required, on Agenda Items No. 2. and No. 3.
  15. Discussion in executive session of matters permitted by Chapter 551, Texas Government Code.,
  16. Action Item Review and follow up actions, as required
  17. Review of board actions taken.
  18. Discussion and action, as required, on agenda, place, date, and time for future meetings of the board of directors and its committees.
  19. Adjournment.



---

Patrick F. Timmons, Jr., General Counsel  
HMW Special Utility District of Harris and Montgomery  
Counties