

Notice is hereby given that Chateau Woods Municipal Utility District Board of Directors will meet for a regular meeting at 10224 Fairview Drive, Conroe, Texas 77385 on Thursday, August 24, 2023 at 7:00 PM

MEETING AGENDA

**DOC# 23-1429
POSTED**

08/21/2023 02:48PM

Shelby Curry

L. BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

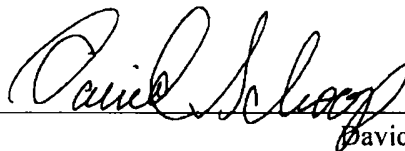
1. Call meeting to order by presiding officer
2. Roll Call of Directors and establish a quorum
3. Invocation, Pledge of Allegiance, and Pledge to the Texas flag
4. Discuss and take possible action to approve the minutes for the July 27th regular meeting and the August 14th special meeting.
5. Discuss and take possible action on Resolution appointing Lacie Whorley to fill the vacancy on the Board of Directors
6. Administer Oath of office to newly appointed Director Lacie Whorley
7. Discuss and take possible action on the appointment of officers for the Board of Directors
8. Recess from regular meeting into Public Hearing on proposed Amended Rate Order revisions.
9. Close Public Hearing and reconvene regular meeting
10. Discuss and take possible action to approve Amended Rate Order with proposed revisions
11. Recess from regular meeting into Public Hearing on proposed 2023 property tax rate
12. Close Public Hearing and reconvene regular meeting
13. Consider, Adopt and Set by Resolution the 2023 Ad Valorem Tax Rate for Maintenance and Operation at \$0.2775/\$100
14. Consider, Adopt and Set by Resolution the 2023 Ad Valorem Tax Rate for Debt Service at \$0.0000/\$100
15. Comments from the Public
16. Comments from the Directors
17. Discuss and take possible action on Resolution to increase per diem payments to Board members from \$150.00 to \$221.00 (per day).
18. Discuss and take possible action to accept bookkeeper's report for July 27th to August 24th and approve payment of bills.
19. Discuss and take possible action on monthly building rental report
20. Discuss and take possible action regarding 1605 Flamingo (driveway within 3' of property line)
21. Discuss and take possible action on litigation and reimbursement of fees - 426 Springwood
22. Discuss and take possible action on any previous deed restriction complaints
 - a) 10501 Twin Oaks – rubbish (washer or dryer) and debris visible from the street
 - b) 10740 Twin Oaks – broken appliances, tires and debris in driveway
 - c) 10927 Mockingbird – rubbish and debris visible from the street
 - d) 606 Springwood – swimming pool in driveway
23. Discuss and take possible action on any new deed restriction complaints
 - a) 1503 Flamingo – unkept yard and debris visible from the street
 - b) 1527 Glen Oak – debris/trash visible from the street
24. Discuss and take possible action on any new or ongoing legal matters
25. Discuss and take possible action on plumbing permit renewal requests from the following builders:
 - a. Martinez/Maddox @ 10406 Chateau Lane (approved 05/27/21, extension until 08/24/23)
 - b. Stewart @ 10223 Fairview (approved 02/23/23, original permit expires 08/24/23)

Chateau Woods Municipal Utility District
Board of Directors Regular Meeting
Thursday, August 24, 2023

26. Discuss and take possible action on new construction for the following properties based on Engineer's bulk recommendation:
 - a) None
27. Discuss and take possible action on the following Engineering Matters:
 - a) Update on Water Plant No. 3
 - b) Updates on developments in the District
 - c) Bluebird Place water line replacement
 - d) Wastewater Plant rehabilitation project
 - e) Sanitary Sewer I&I Study
 - f) New and other ongoing Engineering projects or approvals
28. Discuss and take possible action on July operations report; including maintenance and repairs to water/sanitary sewer systems, plumbing permits/inspections, parks and customer billing
29. Discuss and take possible action on providing District office with emergency power.
30. Discussion of any items to be included on next meeting's agenda
31. Adjourn

Rules for Adjournment into Executive Session

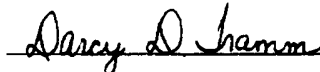
If necessary, during the meeting, the Board may adjourn to executive session, in conjunction with Texas Open Meetings Act (Chapter 551), and return to open session to take action on matters addressed in Executive Session [Note: Board of Directors may meet in Executive Session to discuss: Attorney-client matters (551.071), Real Property (551.072), Personnel Matters (551.074), and Security Devices (551.076)]



David Schoop, President
Board of Directors
Chateau Woods Municipal Utility District

POSTING CERTIFICATE

Agenda posted at Montgomery County Courthouse, Main Entrance to Chateau Woods, and A-1 Utility Office.
It is hereby certified that a true and correct copy of this Agenda was posted at a place convenient to the public at all times prior to 4:00 PM on August 21, 2023.



**Chateau Woods Municipal Utility District
Public Hearing
Thursday, August 24, 2023**

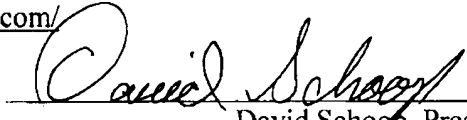
NOTICE OF PUBLIC HEARING

All interested parties are hereby notified that at 7:00pm on Thursday, August 24, 2023, the Board of Directors of CHATEAU WOODS MUNICIPAL UTILITY DISTRICT ("the District") will consider comments from the public at a hearing to be held at the District's Community Building at 10224 Fairview Drive, Conroe, Texas 77385, concerning proposed amendments to the District's Amended Rate Order entitled ORDER BY CHATEAU WOODS MUNICIPAL UTILITY DISTRICT, AS AMENDED ("the Order"). The amended Order implements changes are to be effective September 1, 2023. The substantive changes are as follows:

1, The District Board of Directors will hear comments from the public on the Amended Rate Order to include the following amendments:

- a. Amendment to Section 8, Drainage Requirements, regarding procedures for drainage plans requiring grading of lots to maintain three-foot drainage strips along property lines.
- b. Amendment to Section 8, Drainage Requirement, requiring at least 1.5 inches of space under fences to provide free flow of surface water across lots.
- c. Adding new Section 31, "Required Construction Practices," for regulation of active residential and commercial construction sites.
- d. Making changes in Appendix "A" of the Order regarding water and tap fees and updating water charges to Old Tamina Water Supply Corporation.
- e. Amendment to Appendix "F," Drought Contingency Plan, by replacing a member of the Drought/Emergency Management Committee and clarifying Committee membership.

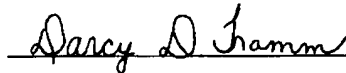
The full text of the District Amended Rate Order is available for inspection at the office of its operator, A-1 Utility, 27351 Blueberry Hill, Suite 36, Conroe, Texas 77385, phone 281-367-9419 or can be found at the District's website at <https://www.chateauwoodsmud.com/>



David Schoop, President
Board of Directors
Chateau Woods Municipal Utility District
Conroe, Montgomery County, Texas

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Notice is hereby given that Chateau Woods Municipal Utility District Board of Directors will meet for a public hearing at 10224 Fairview Drive, Conroe, Texas 77385 on Thursday, August 24, 2023 at 7:00 PM

PUBLIC HEARING

1. Board President to open public hearing
2. Discuss the proposed 2023 Ad Valorem maintenance and operations tax rate of \$0.2775 per \$100 of valuation
3. Discuss the proposed 2023 Ad Valorem debt service tax rate of \$0.000 per \$100 of valuation.

During this time, public is invited to address the Board of Directors regarding the proposed tax rate. Speaker time may be limited to allow all members of the public adequate time to address the Board.

4. Adjourn Public Hearing and reconvene regular meeting



David Schoop, President
Board of Directors
Chateau Woods Municipal Utility District

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Darcy D. Hamm