

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, September 19, 2024 at 7:00 PM

MEETING AGENDA

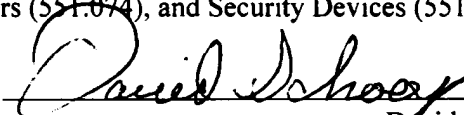
DOC# 24-1856
POSTED
09/16/2024 02:26PM
Maroena Durrenberger
L. BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

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 from the July 25, 2024 and August 22, 2024 regular meetings
5. Comments from the Public
6. Comments from the Directors
 - a) President Schoop research regarding short term rentals
7. 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) Services District will be provided to residential development – 816 Chateau Woods Pkwy
 - d) Wastewater Plant rehabilitation project
 - e) Renewal of TCEQ Wastewater Discharge Permit
 - f) West Side Drainage Mitigation Study
 - g) New and other ongoing Engineering projects or approvals
8. Discuss and take possible action on FEMA flood map and outfall drainage in the District
9. ***Recess from regular meeting into Public Hearing on proposed 2024 property tax rate***
10. ***Close public hearing and reconvene regular meeting***
11. Consider, Adopt and Set by resolution the 2024 Ad Valorem Tax Rate for Maintenance and Operation at \$0.2775/\$100
12. Consider, Adopt and Set by resolution the 2024 Ad Valorem Tax Rate for Debt Service at \$0.0000/\$100
13. Discuss and take possible action to accept bookkeeper's report for August 22nd to September 19th and approve payment of bills.
14. Discuss and take possible action on insurance property schedule update based on input from District Engineer and operations office.
15. Discuss and take possible action to adopt the 10/01/2024 to 09/30/2025 District budget
16. Discuss and take possible action on request from Dolly Gonzales to be allowed to rent the District building
17. Discuss and take possible action on monthly building rental report
18. Discuss and take possible action on any previous or new deed restriction complaints, including
 - a) 426 Springwood – Unkempt yard (referred to attorney 08/22/2024)
 - b) 10602 Fairview – Unkempt yard
 - c) Vacant lots on Beech (across from 1614-1620)
 - d) Any new deed restriction complaints
19. Discuss and take possible action on any new or ongoing legal matters, including:
 - a) Discuss Fees of Office and consider adopting Resolution Regarding Fees of Office
 - b) Discuss and consider taking action relating to amending Deed Restrictions
 - c) Discuss and consider adopting a form Rental Agreement for the District's park and open spaces; and
 - d) If necessary, ongoing issues with Starter Homes of Texas, LLC

20. Discuss and take possible action on sewer rate increase for commercial customers
21. Discuss and take possible action on new construction for the following properties based on Engineer's recommendation
 - a) Lot 5A, Block 6, Lake Chateau Woods Section 4
 - b) Lot 42A, Block 6, Lake Chateau Woods Section 7 for Build Co
 - c) Lot 73, Block 6, Lake Chateau Woods Section 7 for Dolly Gonzales
22. Discuss and take possible action on invoice to 3M Tree Services for damage done to manhole near 10556 Longleaf
23. Discuss and take possible action on charge to Pan American Underground Utilities for theft of water on September 10, 2024
24. Discuss and take possible action on "vegetation" letters sent to property owners along White Oak Creek West by the District on August 27th.
25. Discuss and take possible action on August 2024 operations report; including maintenance and repairs to water/sanitary sewer systems, plumbing permits/inspections, parks and customer billing
26. Discussion of any items to be included in next meeting's agenda (October 24, 2024)
 - a) Plumbing permit extension request by Stonecreek Builders at 1416 Beech.
27. Adjourn

Rules for Adjournment into Executive Session

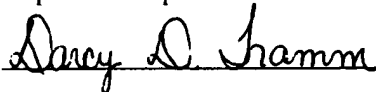
If necessary, during the meeting, the Board may adjourn to executive session, in conjunction with Texas Open Meetings Act (Chapter 551), and return to open session to take action on matters addressed in Executive Session [Note: Board of Directors may meet in Executive Session to discuss: Attorney-client 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 September 16, 2024.



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, September 19, 2024 at 7:00 PM

PUBLIC HEARING

1. Board President to open public hearing
2. Discuss the proposed 2024 Ad Valorem maintenance and operations tax rate of \$0.2775 per \$100 of valuation
3. Discuss the proposed 2024 Ad Valorem debt service tax rate of \$0.0000 per \$100 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