

**SOUTHERN MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT  
OF MONTGOMERY COUNTY, TEXAS**

Notice is hereby given to all interested parties that the Board of Directors of the captioned District will hold a public meeting by via video and/or **telephone conference call, at 6:00 p.m. on Wednesday, February 24, 2021.** Members of the public may access the meeting by following the instructions listed at the **bottom of this notice.**

At this meeting the Board will discuss and act upon the following matters:

1. **CALL TO ORDER** - Execution of Certificate as to Posting of Notice of Meeting
2. **INVOCATION**
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENTS** - *This provides an opportunity for citizens to comment on non-agenda items in advance of regular business of the Board. Comments shall be limited to **three (3) minutes per person.** By state law, comments by the Board members on any item not on the agenda shall be limited to: a) Statements of specific factual information given in response to any inquiry, b) A recitation of existing policy in response to an inquiry or c) A proposal to place the subject on the agenda for a future meeting.*
5. **BRIEFINGS AND PRESENTATIONS**
  - A. **ZM Commercial Investments** – Receive update from Mr. Giri Mallula on Commitment No. 018R1 – 435 Rayford – Platting Status
6. **REGULAR AGENDA** – The agenda consists of items requiring individual consideration by the Board of Directors.
  - A. **Notice of Hearing** – Chipotle Mexican Grill, Inc. – 760 Sawdust Road
  - B. **Notice of Hearing** – Lucky Acre – 25501 Richards Road
  - C. **Annexation** – Annexation Agreement for the Bahr Tracts
  - D. Minutes of the January 20, 2021 Regular Meeting
  - E. Minutes of the January 27, 2021 Special Meeting
  - F. Sheriff's Report
    - i. Update on fleet purchase for FYE 2021
  - G. District Operator's Report
  - H. District Engineer's Report
    - i. Elevated Storage Tank No. 2 – Pay Estimate No. 12
    - ii. Water Well No. 1 – Consider Contract Award
  - I. General Manager's Report
    - i. Valve Survey
    - ii. Tyler Technologies - Mobile Service App
    - iii. Health Insurance Renewal
    - iv. Path Forward for Staffing
  - J. Consider the placement of GPS Station(s) in the District
  - K. Discuss inquiring with ORN if they have an interest in the Reclaimed Water Project
  - L. Cyber training for the Directors
  - M. Resolution Authorizing Challenge to Appraisal Roll
  - N. Annual Report to Texas Comptroller Pursuant to SB625 (Texas Local Gov't Code, Chapter 203, Subchapter D)

**EXECUTIVE SESSION** – As deemed necessary, the Board of Directors will adjourn to Closed Session to consider the following items; however, the Board of Directors reserves the right to adjourn to Closed Session at any time during the course of the meeting as allowed by law.

- A. Discussion regarding items identified elsewhere on the agenda pursuant to Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Real Property), 551.073 (Prospective Gifts), 551.074 (Personnel Matters), or 551.076 (Security Devices), as applicable
- 7. **RECONVENE IN OPEN SESSION** – The Board of Directors will reconvene in Open Session in the meeting and if necessary, take action on any agenda item discussed in Closed Session and/or identified below.
  - A. Consider the District’s policy on weapons in the workplace and signage
- 8. **COMMITTEE MEMBER REPORTS**
  - A. Discuss District’s involvement and participation in various community events and meetings
- 9. **FINANCIAL REPORTING AND DISBURSEMENTS** – Review and act on the reports and disbursements for January 2021
- 10. **FUTURE AGENDA ITEMS AND MEETINGS**  
The next Southern Montgomery County MUD Special Board Meeting will be February 24, 2021.

**11. ADJOURN**

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact Donna Smith at 281-367-5383 ext. 110 at least three days prior to the meeting so that appropriate arrangements can be made.

The above agenda schedule represents an estimate of the order for the indicated items, and the order is subject to change at any time.

At any time during the meeting and in compliance with the Texas Open Meetings Act, Chapter 551, Government Code, Vernon’s Texas Codes, Annotated, the Southern Montgomery County Municipal Utility District Board may meet in executive session on any of the above agenda items for consultation concerning attorney-client matters (§551.071); deliberation regarding real property (§551.072); deliberation regarding prospective gift (§551.073); personnel matters (§551.074); and deliberation regarding security devices (§551.076). Any subject discussed in executive session may be subject to action during an open meeting.

THIS AGENDA HAS BEEN POSTED ON THE BULLETIN BOARD AT THE DISTRICT OFFICE AND ON THE DISTRICT’S WEBSITE AT WWW.SMCMUD.COM. A COPY MAY BE OBTAINED IN THE SOUTHERN MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT OFFICE ON THE EVENING OF THE MEETING.



SEAL:

*Bruce Harrison*

Bruce Harrison  
President, Board of Directors

Instructions for Accessing Meeting Held Via Video and/or Telephone Conference:

On March 16, 2020, pursuant to Section 418.016 of the Texas Government Code, Governor Abbott signed an order (the “Order”) suspending provisions of the Texas Open Meetings Act that require government officials and members of the public to be physically present at a specified meeting location. In accordance with the Order, the District has implemented procedures to allow members of the public to participate and address the Board of Directors during meetings held via telephone conference. To participate in the meeting:

1. The teleconference link is: <https://tinyurl.com/SMCMUDFeb24Meeting>
2. To participate by telephone conference call dial **+1 323-484-5463**; Conference ID: **640 037 535#**
3. All participants have the option of joining the meeting by phone (audio portion only) or also joining the meeting by video conference using a computer or other internet capable device. If you are trying to join the video conference via mobile device or tablet, you may need to download the Microsoft Teams mobile application. Use the phone number and conference ID reflected above to participate in the meeting via conference call. If you cannot hear the meeting on your computer, you may also need to call in to the telephone conference to listen to the meeting. All public participants will automatically be placed in the “Listen Only” mode. During the Public Comment portion of the meeting, participants may unmute their line by pressing \*6 to make a comment.
4. The agenda and Board packet is available at the following web site: <http://www.smcmud.com>.