

AGENDA
EAST MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 5

Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 551, that the Board of Directors of East Montgomery County Municipal Utility District No. 5 will meet in **regular session**, open to the public, at **12:00 p.m., on Thursday, February 20, 2024 at 9 Greenway Plaza, Suite 1000, Houston, Texas 77046**, a designated meeting place outside the boundaries of the District. At this meeting the following items will be considered and acted on:

1. Hear from the Public.
2. Consider approving minutes of the meeting held on January 16, 2025.
3. Hear Report from Roman Forest Police Department.
4. Hear Garbage Collection Report and consider taking action thereon; including:
 - a. Hear from garbage service provider regarding CPI adjustment to garbage collection rate; and
 - b. Consider approving First Amendment to the Municipal Solid Waste Contract with Waste Management.
1. Hear Bookkeeper's Report and consider taking action thereon, including:
 - a. Approve report and payment of bills listed therein.
2. Hear Tax Assessor/Collector's Report and take any action requested, including:
 - a. Approve report and authorize payments from the tax account;
 - b. Consider adopting Resolution Implementing 20% Penalty on 2024 delinquent taxes including engaging delinquent tax attorney;
 - c. Consider adopting Resolution Concerning Tax Exemptions for 2025.
3. Hear Operator's Report and consider taking any action requested, including:
 - a. Review billing and collections; and
 - b. Authorize Operator to make necessary repairs to the regional and/or District water and sanitary system.
4. Hear Engineer's Report and consider taking action thereon, including:
 - a. Authorize the design of District and/or Master District facilities;
 - b. Approve plans and specifications for District and/or Master District facilities;
 - c. Authorize Engineer to advertise bids for District and/or Master District projects;
 - d. Approve report, pay estimates, and change orders for construction projects in progress in the District and/or Master District;
 - e. Authorize and/or ratify construction contracts and related items;
 - f. Adopt Order Authorizing Application to the TCEQ and approve Application (Utility Bonds).
 - g. Approve Summary of Costs for Unlimited Tax Road Bonds, Series 2025.
5. Hear Regional Detention/Drainage Maintenance Reports and consider taking any action requested, including:
 - a. Authorizing and/or approving proposals for maintenance of regional detention and drainage facilities.
6. Hear Developer's Report and consider taking any action requested.
7. Hear report from Attorney and consider taking any action requested, including:
 - a. Consider Adopting an Order Cancelling Directors Election.

Pursuant to V.T.C.A. Government Code, Chapter 551, as amended, the Board of Directors may convene in closed session to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, the deployment, or specific occasions for the implementation, of security personnel or devices and/or economic development negotiations. Electronic copies of meeting materials are available by contacting sterranova@coatsrose.com.

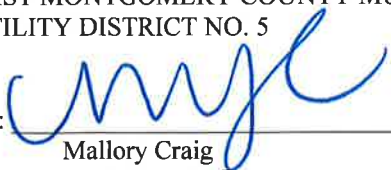
EXECUTED this 14th day of February, 2025.

(SEAL)



EAST MONTGOMERY COUNTY MUNICIPAL
UTILITY DISTRICT NO. 5

By: _____


Mallory Craig
Coats Rose, P.C.
Attorneys for the District

NOTICE OF CONTINGENT FEE CONTRACT
EAST MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 5

Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 2254.1036, that the Board of Directors of East Montgomery County Municipal Utility District No. 5 (the "District") is entering into a contingent fee contract with Coats Rose, P.C. ("Coats Rose") for their services as delinquent tax attorney, at their regular session, open to the public, at **Thursday, February 20, 2025 at 12:00 p.m.**, at 9 Greenway Plaza, Suite 1000, Houston, Texas 77046, a designated place outside the boundaries of the District.

The retention of Coats Rose is necessary for the collection of any and all delinquent and outstanding ad valorem taxes due to the District. Such services shall include (1) correspondence with delinquent taxpayers; (2) the initiation and conduct of legal proceedings against delinquent taxpayers where such proceedings do not involve the adverse interests of other clients; (3) intervening on behalf of the District in all suits for taxes filed by other taxing jurisdictions relating to property located within the District where such suits do not involve the adverse interest of other clients; and (4) other legal services in connection with the collection of delinquent taxes which the District may require from time to time. Coats Rose will also correspond and coordinate with the Board, the District's Tax Assessor/Collector, and other persons as they deem necessary to perform effectively the services enumerated above.


Coats Rose has over forty (40) years of experience in delinquent tax collection services and has acted as delinquent tax attorney for most, if not all, of those years. Coats Rose's fee shall be twenty percent (20%) of all delinquent taxes, penalties, and interest thereon received by the District (the "Contingent Fee Basis") in accordance with Texas Tax Code Sections 33.07 and 33.11 (the "Code"). If they decline representation of the District on a particular account(s) because of the interests of other clients, they shall not receive the twenty percent (20%) fee on the particular account(s) on which they have declined representation.

Coats Rose was retained by the owners of land in the District to create the District for the purpose of funding the infrastructure necessary to make the District habitable. At its regular meeting, the District will consider retaining Coats Rose for delinquent tax collection services. Collecting delinquent and outstanding ad valorem taxes is a time consuming, costly endeavor, and the work required continues for as long as taxes are levied in the District. The District does not have the internal resources to pay in-house staff to act as delinquent tax attorney. Moreover, retaining and training District staff to perform the functions necessary to collect delinquent and outstanding ad valorem taxes is prohibitively expensive. Coats Rose works on a contingent fee basis in accordance with the Code for these same reasons.

It is for these reasons that the retention of Coats Rose, on the Contingent Fee Basis as described above, to act as delinquent tax attorney, is in the best interests of the District and its residents.

EXECUTED this 14th day of February, 2025.

East Montgomery County Municipal Utility District No. 5

By: 
Mallory Craig
Coats Rose, P.C.,
Attorneys for the District