

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 284,
OF HARRIS COUNTY, TEXAS
NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the above captioned District (the "Board") will hold a regular public meeting at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas, said address being a meeting place of the District.

The meeting will be held *Tuesday, May 7, 2024, at 12:00 Noon.*

The Board shall consider and discuss the following matters and take any action necessary or appropriate with respect to such matters:

1. Public Comments;
2. Acceptance of Qualification Statements, Bonds, Oaths of Office, Affidavits of Current Director, and Elections Not to Disclose Certain Information for Directors John Smith and Wayne Lapham;
3. Election of officers of Board;
4. Approval of District Registration Form relative to election of Directors;
5. Authorize preparation and maintenance of a local government officers list in connection with conflict of interest disclosure requirements;
6. Review and approval of the minutes of the Board meeting held on April 2, 2024;
7. Status of the District's bond application report in connection with the District's \$3,150,000 Bond Issue, Series 2024 ("Bonds"), including review of Order of the Texas Commission on Environmental Quality authorizing issuance of same, and take the following actions related to the Bonds:
 - A. Review and approve Preliminary Official Statement and Official Notice of Sale;
 - B. Authorize the District's financial advisor to advertise for the sale of the Bonds;
 - C. Approval of designation of Paying Agent/Registrar; and
 - D. Authorize Bookkeeper to issue check for Attorney General's fees;
8. Status of the District's bond application report in connection with the District's \$2,550,000 Bond Issue, Series 2024 ("Bonds"), including review of Order of the Texas Commission on Environmental Quality authorizing issuance of same, and take the following actions related to the Bonds:
 - A. Review and approve Preliminary Official Statement and Official Notice of Sale;
 - B. Authorize the District's financial advisor to advertise for the sale of the Bonds;
 - C. Approval of designation of Paying Agent/Registrar; and
 - D. Authorize bookkeeper to issue check for Attorney General's fees;
9. Security Report;
10. Bookkeeper's Report, including financial and investment reports; authorize the payment of invoices presented;

11. Tax Assessor-Collector's Report, including status of delinquent taxes; authorize the payment of invoices presented, approval of tax refunds, and transfer of accounts to the uncollectible roll;
12. Review of Delinquent Tax Collection Attorneys' Report from Perdue, Brandon, Fielder, Collins & Mott, L.L.P.; authorize any action necessary and appropriate in connection therewith, including authorizing foreclosure proceedings, installment agreements, and the filing of proofs of claim;
13. Discussion regarding tax-exempt multi-family development within the District and authorize any actions necessary in connection therewith;
14. Operation and Maintenance Report, including:
 - A. Monthly report;
 - B. Authorizing the repair and maintenance of District facilities, and the taking of any action in connection therewith and authorize acceptance of Texas Ethics Commission ("TEC") Form 1295, including:
 - i. Status of replacement of Wastewater Treatment Plant ("WWTP"), Lift Pump No. 2; and
 - ii. Status of repair/replacement of WWTP, Blower Motor No. 3; authorize filing of an insurance claim relative to same;
 - C. Appeals of District charges;
 - D. Refer accounts for collection;
 - E. Approve write-offs of uncollectible accounts;
 - F. Compliance with permits and regulatory requirements, including review of any notices of violations, responses to notices and remedial action taken, self-reporting forms as and if required, and correspondence to and from regulatory agencies regarding same;
 - G. Status of painting of District fire hydrants;
 - H. Review manhole survey; and
 - I. Status of pumping and hauling of sanitary sewage from Lift Station No. 2 being constructed by HEB;
15. Review and approval of Consumer Confidence Report, authorize distribution of Consumer Confidence Report to consumers and submission of certification of mailing to the Texas Commission on Environmental Quality, on or before July 1, 2024;
16. Engineer's Report, including:
 - A. Authorizing the design and/or advertisement for bids for construction of facilities within the District, approving of related storm water plans, and authorize acceptance of TEC Form 1295;
 - (i) Review and approval of any Storm Water Pollution Prevention Plans or Storm Water Quality Management Plans related to construction within or on behalf of the District, and the execution of any documentation in connection therewith, including WWTP site permit;
 - B. Authorizing the award of construction contracts or concurrence of award of contracts for the construction of facilities within the District, and approval of any related storm water permits and authorize acceptance of TEC Form 1295;
 - C. Status of construction of facilities to serve land within the District, including the approval of any pay estimates and/or change orders and authorize acceptance of TEC Form 1295;
 - D. Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District, and the acceptance of facilities for operation and maintenance purposes, including:

- (i) Easements to be dedicated from Fidelis to the District relative to the multifamily project; and
 - E. West Harris County Regional Water Authority surface water conversion matters; and
 - F. Status of Advanced Groundwater Solutions, LLC's Water Optimization Report;
17. Issuance of utility commitments, including:
 - A. Review WBC's feasibility study on the downstream elements affected by increasing the lift station capacity in connection with WBC's request to increase its capacity from 481 ESFCs to 525 ESFCs; and
 - B. Status of capacity request for a 382 unit multi-family project;
 18. Discussion regarding the Administration Building Project and the North Park Project in the District, including:
 - A. Status of construction plans;
 - B. Status of encroachment on the Williams Pipeline easements and pipelines;
 - C. Status of providing power to the Administration Building; and
 - D. Status of deed from Windstone Colony Homeowner's Association to the District to convey the tract(s) from the Administration Building Project to the District;
 19. Review and approval of Master Services Agreement with Storm Water Solutions, LLC, and authorize acceptance of TEC Form 1295 in connection therewith;
 20. Developers' Report;
 21. Communications Report;
 22. Convene Closed Session for consultation with attorney regarding pending or threatened litigation or matters protected by attorney-client privilege pursuant to Section 551.071, Texas Government Code, as amended;
 23. Reconvene in Open Session and authorize any actions related to matters discussed in Closed Session;
 24. Attorneys Report, including:
 - A. Review and discuss memorandum regarding use of social media by public officials; and
 25. ~~Matters for possible placement~~ on future agendas.



SCHWARTZ, PAPE & HARDING, L.L.P.

By: 
 Christopher J. Skinner
 Attorneys for the District

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (713) 623-4531 at least three business days prior to the meeting so that appropriate arrangements can be made.