

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, February 7, 2023, 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. Review and approval of the minutes of the Board meeting held on January 3, 2023;
3. Discussion of District solid waste and recycling contract with GFL Environmental;
4. Approve Continuing Disclosure Report; and authorize Continuing Disclosure Counsel to file Report with appropriate repositories (due February 28, 2023);
5. Security Report;
6. Bookkeeper's Report, including financial and investment reports; authorize the payment of invoices presented;
7. 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;
8. 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;
9. 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 TEC Form 1295, including:
 - i. Consider proposal for replacement of lights at Lift Station; and
 - ii. Status of insurance claim relative to repair of damaged fire hydrant;
 - 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; and
 - H. Review water rate analysis and consider amendment to District Rate Order regarding same;
10. Status of letter agreement with Windstone Colony Community Association for maintenance of District-owned reserves;
11. 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 wastewater treatment plant 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; and
 - 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. Conveyance of Director Lot No. 4 from Windstone Development, Ltd. to the District;
12. Issuance of utility commitment requests, including:
- A. Request of Greystar Development, LLC for utility commitment for water and sewer capacity to serve the proposed development of apartment complex on 16.81 acre tract currently owned by Weingarten Bear Creel, LP;
13. Review of annual survey of wage rate scales and consider adoption of Resolution Adopting Prevailing Wage Rate Scale for Construction Projects;
14. Adoption of Resolution Concerning Developed District Status for 2023 Tax Year;
15. Discussion regarding possible recreational facilities projects in the District, including:
- A. Discussion of funding the recreational projects and effects of same on current and future tax rate(s); and
 - B. Discussion of possible construction of District Administration Building, including funding;

16. Developers' Report;
17. Communications Report;
18. Review and approval of proposal relative to renewal of the District's insurance policies expiring March 31, 2023;
19. Attorney's Report, including: consideration of conflict of interest letter on behalf of Greystar Development, LLC and the District; and
20. Matters for possible placement on future agendas.



SCHWARTZ, PAGE & HARDING, L.L.P.

By:


Christopher T. 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.