

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 284,  
OF HARRIS COUNTY, TEXAS  
NOTICE OF SPECIAL 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 **special** 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 **Friday, August 16, 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. Review and approval of the minutes of the special Board meeting held on July 12, 2024;
3. Receive the Financial Advisor's recommendation concerning the District's proposed 2024 tax rate, determine intended tax rate, and:
  - A. Authorize the required public notice that the Board will consider adoption of a tax rate; and
  - B. Authorize the means of providing such notice;
4. Engagement of auditor to audit the District's financial statements and prepare the District's audit report for fiscal year ending August 31, 2024;
5. Adoption of Operating Budget for fiscal year ending August 31, 2025;
6. Security Report;
7. Bookkeeper's Report, including financial and investment reports; authorize the payment of invoices presented;
8. 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;
9. 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;
10. Discussion regarding tax-exempt multi-family development within the District and authorize any actions necessary in connection therewith;
11. 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. Authorize the repair or replacement of headworks screen at Wastewater Treatment Plant; and
    - ii. Authorize repair or replacement of Drum Screen at Wastewater Treatment Plant;
  - C. Appeals of District charges;
  - D. Refer accounts for collection;
  - E. Approve write-offs of uncollectible accounts; and
  - 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;
- 12. 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;
  - E. West Harris County Regional Water Authority surface water conversion matters; and
  - F. Status of Advanced Groundwater Solutions, LLC's Water Optimization Report;
- 13. Issuance of utility commitments, including:
  - A. Review Weingarten Bear Creek's ("WBC") 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;
- 14. 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; and
  - C. Status of providing power to the Administration Building;
- 15. Developers' Report;
- 16. Communications Report;

17. Acceptance of Director Lapham's resignation from the Board of Directors and approval of conveyance of Director Lot 3 to the District from Windstone Development, Ltd., subject to conveyance of Director Lot 3 from Director Lapham to Windstone Development, Ltd.;
18. Appointment of a new Director to fill the vacancy on the Board of Directors, including the following matters:
  - A. Acceptance of Qualification Statement, Bond, Oath of Office, Affidavit of Current Director and Election Not to Disclose Certain Information for new Director;
  - B. Election of officers of Board of Directors;
  - C. Approval of amended District Registration Form relative to above;
  - D. Authorize preparation and maintenance of a local government officers list in connection with conflict of interest disclosure requirements;
  - E. Discuss training requirements memorandum for new Director pursuant to the Texas Open Meetings Act and the Texas Public Information Act, and the procedures for compliance with same; and
  - F. Discuss conflicts disclosure statement reporting requirements memorandum for new Director;
19. 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;
20. Reconvene in Open Session and authorize any actions related to matters discussed in Closed Session;
21. Attorneys Report; and
22. 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.*