

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, September 5, 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 August 3, 2023;
3. Security Report and agreement between the District and Windstone Colony Community Association, Inc. for law enforcement services and authorize acceptance of TEC Form 1295;
4. Receive the Financial Advisor's recommendation concerning the District's proposed 2023 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;
5. Bookkeeper's Report, including financial and investment reports; authorize the payment of invoices presented;
6. 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;
7. 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;
8. Discussion regarding existing and potential tax-exempt multi-family developments within the District and authorize any actions necessary in connection therewith.
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 Texas Ethics Commission Form 1295 ("TEC Form 1295"), including:
 - i. Consider proposal for replacement of lights at Lift Station; and
 - ii. Status of replacement of Lift Pump No. 2 at Wastewater Treatment Plant;
 - 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. Status of compliance with Agreed Order issued by the Texas Commission on Environmental Quality, Docket No. 2021-1167-MWD-E; and
 - I. Discussion regarding the District's Drought Contingency Plan
10. 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) Sanitary Sewer Easement (0.0207 acre tract) from HEB, LP; and
 - (ii) Sanitary Sewer Easement (0.0138 acre tract) from HEB, LP;
11. Issuance of utility commitments, including:
- A. Review Weingarten Bear Creek Investment, LP ("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;
12. Status Bond Application Report submitted to the Texas Commission on Environmental Quality for proposed Series 2023 Park Bonds and Water, Sanitary Sewer and Drainage Bonds;

13. Discussion regarding the Administration Building Project and the North Park Project in the District, including:
 - A. Acceptance of conveyances of the proposed park and administration building sites to the District from Windstone Colony Homeowners Association;
14. Developers' Report;
15. Communications Report;
16. Approve Order Establishing Meeting Place Outside the District and authorize publication of Notice of Designation of Meeting Place of Board of Directors Outside the District;
17. Consider the District's participation in Windstone Colony's National Night Out;
18. Attorney's Report; and
19. Matters for possible placement on future agendas.



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

By: _____

Christopher L. 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.