

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, January 3, 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 December 6, 2022;
3. Acceptance of Director Burke's resignation from the Board of Directors and acceptance of conveyance of Director Lot 4 to the District from Windstone Development, Ltd., subject to conveyance of Director Lot 4 from Director Burke to Windstone Development, Ltd.;
4. 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 John Smith;
 - 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 Director Smith 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 Director Smith;
5. Approve Continuing Disclosure Report; and authorize Continuing Disclosure Counsel to file Report with appropriate repositories (due February 28, 2023);
6. Authorize preparation and submission of District information to Texas Comptroller of Public Accounts as required by Section 403.0241, Texas Government Code, and Chapter 203, Texas Local Government Code, for inclusion in the Special Purpose District Public Information Database;
7. Security Report;
8. Bookkeeper's Report, including financial and investment reports; authorize the payment of invoices presented;
9. Adoption of Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with District;

10. 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;
11. 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;
12. Adoption of Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes and authorize delinquent tax attorney to collect delinquent personal property taxes beginning April 1, 2023, including the filing of lawsuits, as necessary;
13. Discussion of exemptions from taxation for 2023, and adoption of a Resolution 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 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;
15. Authorize operator to provide required information to districts receiving water from the District relative to Consumer Confidence Reports (due April 1, 2023);
16. Status of letter agreement with Windstone Colony Community Association for maintenance of District-owned reserves;
17. 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;

- 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;
- 18. Issuance of utility commitment requests;
- 19. 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;
- 20. Developers' Report;
- 21. Communications Report;
- 22. Discussion of renewal of District insurance coverages and authorize solicitation of proposals for same;
- 23. Attorney's Report; and
- 24. 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.

Pursuant to Sections 49.062(c) and (c-1) of the Texas Water Code, if fifty or more qualified electors reside in the District, five or more of said electors may make a written request to the Board to designate a meeting place and hold meetings within the District. The Board must grant such request unless no suitable meeting place exists inside the District, in which case a meeting place within ten miles of the boundary of the District may be designated. On the failure to designate a qualifying meeting place, five electors may petition the Texas Commission on Environmental Quality to designate a qualifying meeting place.