

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, June 3, 2025, 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 of May 6, 2025;
3. Security Report;
4. Bookkeeper's Report, including financial and investment reports; authorize the payment of invoices presented;
5. Approval of Unclaimed Property Reports as of March 1, 2025, and authorize Bookkeeper and Tax Assessor-Collector to file Reports with State Comptroller prior to July 1, 2025;
6. Discuss Annual Maintenance for Arbitrage Analysis Report prepared by Municipal Risk Management Group, LLC; and consider concurring to authorize Arbitrage Compliance Services to proceed with the interim calculations for the District's Series 2021A Refunding Bonds and Series 2021B Refunding Bonds;
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. Discussion regarding tax-exempt multi-family development within the District and authorize any actions necessary in connection therewith;
10. 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 including authorizing acceptance of Texas Ethics Commission Form 1295 ("TEC Form 1295");
    - i. Authorize the repair or replacement of the headworks screen at the Wastewater Treatment Plant ("WWTP");
  - C. Appeals of District charges;
  - D. Refer accounts for collection;
  - E. Approve write-offs of uncollectible accounts;

- F. Discussion regarding status of manhole repairs; and
  - G. 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;
11. Discussion regarding Si Environmental LLC's annual rate adjustment effective June 1, 2025, and consider amending the Rate Order in connection therewith;
  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 Bear Creek Partners, LLC to the District relative to the proposed multifamily project;
      - ii. Easements to be dedicated from AM Real Estate 2023, Inc. to the District relative to the proposed gas station project;
    - E. West Harris County Regional Water Authority surface water conversion matters;
    - F. Status of Advanced Groundwater Solutions, LLC's Water Optimization Report;
    - G. Status of acceptance by Harris County of streets and storm sewers for maintenance; and
    - H. Review proposal for replacement of Water Well valve and well recoating;
  13. Submission of updated contact information and/or descriptive information regarding District facilities that qualify for critical load status to the County Office of Emergency Management, Public Utility Commission, and the Division of Emergency Management of the Governor, relative to compliance with §13.1396, Texas Water Code;
  14. 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;
    - B. Status of capacity request for a 382-unit multi-family project; and
    - C. W Land Development capacity request;
  15. 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;
    - D. Status of construction of facilities, including the approval of any pay estimates

- and/or change orders and authorize acceptance of related TEC Form 1295;
- E. Status of Lease Agreement between the District and Harris County for Sheriff's Department Substation; and
- F. Approval of and authorize acceptance of TEC Form 1295 for:
  - i. Agreement for Security Services at Administration Building Events between the District and Windstone Colony Community Association;
  - ii. Pavilion Use Agreement Contract (Policies and Procedures); and
  - iii. Administration Building and Grounds Rental Policies and Procedures;
- 16. Developers' Report;
- 17. Communications Report, including the approval of Exhibit A5 to Consulting Agreement for Reservation System & Virtual Tour; authorize acceptance of TEC Form 1295 related to same;
- 18. Authorize completion, execution and filing with the Secretary of State of Voting System Annual Filing Form relative to District elections;
- 19. Request from Records Management Officer to destroy certain records of the District;
- 20. 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;
- 21. Reconvene in Open Session and authorize any actions related to matters discussed in Closed Session;
- 22. Attorney's Report; and
- 23. 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.*