

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 19623 Windy Stone Drive, Katy, Texas 77449, Harris County, Texas, said address being a meeting place of the District.

The meeting will be held *Tuesday, August 5, 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 July 1, 2025;
3. Security Report;
4. Bookkeeper's Report, including financial and investment reports; authorize the payment of invoices presented;
5. 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;
6. 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;
7. Discussion regarding tax-exempt multi-family development within the District and authorize any actions necessary in connection therewith;
8. 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;
9. Storm Water Solution's Report;
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 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. Approval of Special Warranty Deed relative to the Administration Building site;
 - ii. Conveyance of Lift Station No. 2 Facilities;
 - iii. Status of Easements to be dedicated from Fidelis Bear Creek Partners, LLC to the District relative to the proposed multifamily project; and
 - iv. Status of Easements to be dedicated from AM Real Estate 2023, Inc.;
 - E. West Harris County Regional Water Authority surface water conversion matters;
 - F. Status of acceptance by Harris County of streets and storm sewers for maintenance;
 - H. Review proposal for replacement of water valves at water plant; and
 - I. Consider approval of Resolution Authorizing Use of Surplus Construction Funds and Interest Earned on Construction Funds in connection with costs associated with completion of the Administration Building;
11. Consider approval of Escrow Agreement between Weingarten Bear Creek, LP and District in connection with capacity upgrades;
12. Issuance of utility commitments, including:
- A. Approval of Utility Commitment to Weingarten Bear Creek, LP for an additional 173 ESFCs for a total of 654 ESFCs;

13. Discussion regarding the Administration Building Project and the North Park Project in the District, including:
 - A. Status of construction of facilities, including the approval of any pay estimates and/or change orders and authorize acceptance of related TEC Form 1295;
 - B. Review proposal for insurance policy to cover District Administration Building to be effective as of July 1, 2025, and acceptance of TEC Form 1295 related to same; and
 - C. Status of Agreement for Security Services at Administration Building Events between the District and Windstone Colony Community Association and acceptance of TEC Form 1295 related to same;
14. Developers' Report;
15. Communications Report;
16. 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;
17. Reconvene in Open Session and authorize any actions related to matters discussed in Closed Session;
18. Attorney's Report; and
19. Matters for possible placement on future agendas.

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



By: Kendall M. Dicke
Kendall M. Dicke
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.