

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, October 7, 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 September 2, 2025;
3. Security Report;
4. Receive the Financial Advisor's recommendation concerning the District's proposed 2025 tax rate, determine intended tax rate, and authorize:
  - A. The required public notice that the Board will consider adoption of a tax rate; and
  - B. The means of providing such notice;
5. Authorize preparation and filing of initial Local Government Bond, Tax, and Project report pursuant to chapter 403, Texas Gov't Code, as amended by House Bill 103;
6. Bookkeeper's Report, including financial and investment reports; authorize the payment of invoices presented;
7. Status of compliance by the District with Texas Government Code, Chapter 2265, relative to energy reporting and authorize any action in connection therewith;
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, including amending the District's Rate Order 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 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;
- 12. Storm Water Solution's Report;
- 13. 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. Conveyance of Lift Station No. 2 Facilities; and
    - ii. Status of Easement 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;
  - G. Review proposal for replacement of water valves at water plant; and
  - H. 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;
- 14. Consider approval of Escrow Agreement between Weingarten Bear Creek, LP ("Weingarten") and the District in connection with capacity upgrades; consider amendment to Utility Development Agreement with Weingarten in connection with same;
- 15. Consider approval of Escrow Agreement between Creekstone Bear Creek Land LLC ("Creekstone") and the District in connection with capacity upgrades; consider approval of Utility Development Agreement with Creekstone in connection with same;
- 16. Issuance of utility commitments, including:
  - A. Approval of Utility Commitment to Weingarten for an additional 142 ESFCs for a total of 623 ESFCs; and
  - B. Approval of Utility Commitment to Creekside for 31 ESFC's;

17. 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; and
  - B. 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;
18. Developers' Report;
19. Communications Report;
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.*