

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 304**  
**AMENDED NOTICE OF MEETING**

Notice is hereby given to all interested members of the public that the Board of Directors ("Board") of the above captioned District will hold a meeting, open to the public at **12525 Wellington Parkway, Houston, Texas 77014**, a designated meeting place inside the boundaries of the District. The meeting will be held on **Thursday, May 15, 2025, at 6:00 p.m.**, to consider and authorize any action related to the following:

- 1) Public Comments (*Public Comment Policy in Effect*);
- 2) Approval of minutes of prior meeting(s);
- 3) Law Enforcement/Security Report(s);
  - a) Review of law enforcement contract with Harris County Constable Pct. 4, including request from contract proposal from Harris County Sheriff's Office;
  - b) Consider notice of termination to Willsher Security with effective date of 06-24-25;
- 4) Communications consultant report, including website updates and approval of additional services as needed;
- 5) Tax Assessor's report, including payment of invoices and update on delinquent tax collections;
- 6) Detention and Drainage Facilities Report, including authorization of additional work proposals (*Champions Hydro-Lawn*);
- 7) Bookkeeper Report, including review, approval, and payment of any outstanding invoices and amendment of budget as necessary;
  - a) Review of initial draft operating budget FY 2025-2026;
- 8) Update regarding developer project on Spears Rd. tract (D.R. Horton), including potential amenities and design elements;
  - a) Discussion related to potential developer reimbursement funding sources;
- 9) Engineer's Report, including conveyances, development matters, facility improvements and CIP projects, related agreements and matters;
  - a) Water Distribution Improvements;
  - b) Water Plant Improvements;
  - c) Silver Chase Meadows Park Project;
  - d) District Trails Update;
  - e) Wastewater Treatment Plant ("WWTP") Access Road Repair;
  - f) Proposed WWTP Expansion Project;
  - g) April Wind Drive Development;
  - h) Update on developer (*Sachs*) property conveyance;
  - i) Discussion related to upgraded fence around walking trail at sewer treatment plant;
  - j) Update on Walters Rd. development;

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- 10) Update on proposed Series 2025 Bond application report, including completion of bond application report and submission to TCEQ;
  - a) Adopt Order Authorizing Submission of Bond Application to TCEQ;
- 11) Operator's Report, including approvals of requested repairs and bids, delinquencies and write-offs, and approval of cutoff list;
  - a) Update on Identity Theft Prevention Program (*Red Flag Policy*);
  - b) TCEQ FMT/90-day assessment update;
  - c) Status of District emergency interconnect contracts;
  - d) Review District Emergency Preparedness Plan;
  - e) Approval of O&M/repair Proposals;
  - f) Customer appeals;
- 12) General Manager/Administration Building Report, including:
  - a) Review and approve monthly expenditures, supply needs, maintenance/repairs of equipment, building cleanings, capital improvements, and security upgrades;
  - b) Updates on past District sponsored Events and planning of future District sponsored Events;
  - c) Update on District property purchases and/or disposal of surplus property; including adopting orders, declaring property as surplus, and authorizing disposal of same;
  - d) Update on repairs and improvements to Facilities, including approvals of proposals;
    - i. Backup Generator Project, including options for gas line at building;
    - ii. Repair of fences around tennis courts and utility cage;
    - iii. Budget amendment for minor authorized repairs;
  - e) Review rental income and current usage of Building Rental Agreement, including fees charged to HOAs;
  - f) Guidelines for use of Administration Building for HOA meetings;
  - g) Food at Administration Building and disposal of same;
  - h) Review of TXMGMT, LLC Agreement for General Manager Services and amendment as necessary;
  - i) Request RFPs for general management services;
- 13) Attorney Report;
  - a) Review and adopt Amended Rate Order;
  - b) Receive report from MAC regarding arbitrage compliance;
  - c) Update on interlocal agreement with Harris County Public Health regarding COVID-19 monitoring program;
  - d) Consideration of engagement of one of the recommended consultants to assist district with team building per settlement agreement;
  - e) Request for proposals for district legal services;
- 14) Discuss pending business and matters for future agendas.
- 15) Executive Session (*\*pursuant to Texas Government Code, Section 551.071, et. seq.*)
  - a) Discussion related to new legal matter *Moses v. Harris County MUD 304 Cause #2025-25386*;

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19) Reconvene in open session and authorize any action resulting from executive session;



Mitchell, Zientek & Scruggs, LLP

  
Frank Mitchell, Partner  
Attorney for the District

*Persons with disabilities who require auxiliary aids or services at the meeting are asked to contact the District's attorney at 281-719-1990 at least three (3) business days prior to the meetings so that appropriate arrangements can be made.*

*\*The District reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney), Section 551.072 (Deliberations about Real Property), Section 551.073 (Deliberations about Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations about Security Devices), Section 551.087 (Economic Development), and other matters as allowed by law.*