

## NOTICE OF MEETING

### HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 504

The Board of Directors of Harris County Municipal Utility District No. 504 (the District") will hold a regular meeting on **Thursday, October 2, 2025, at 6:00 p.m.**, at The Groves Lifestyle Center, 17317 Cathedral Pines Drive, Atascocita, TX 77346, to discuss, and if appropriate, act upon the following items:

1. Public comments. (A statement of no more than 3 minutes may be made of items of general relevance. There will be no yielding of time to another person. State law prohibits members of the Board from commenting on any statement or engaging in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Act. Comments should be directed to the entire Board, not individual members. Engaging in verbal attacks or comments intended to insult, abuse, malign, or slander any individual shall be cause for termination of time privileges.)
2. Approve minutes.
3. Series 2025A Unlimited Tax Bonds matters, including:
  - a. review bids and award sale of the District's \$6,940,000 Unlimited Tax Bonds, Series 2025A;
  - b. adopt Resolution Authorizing the Issuance of the District's \$6,940,000 Unlimited Tax Bonds, Series 2025A;
  - c. approve Paying Agent/Registrar Agreement;
  - d. approve Official Statement;
  - e. execution of Certificate Regarding Provision of Financial Advice;
  - f. authorize the Board of Directors to sign all documents relating to the bond sale and authorize attorney and financial advisor to take all necessary action to deliver bonds to the purchaser;
  - g. approve payment to Attorney General relating to bond issue transcript review;
  - h. execution of Amendment to Information Form; and
  - i. approve developer reimbursement report and authorize disbursement of bond funds.
4. Approve audit for fiscal year end June 30, 2025.
5. Conduct public hearing regarding District's tax rate, adopt Order Levying Taxes, and authorize execution of Amendment to Information Form.
6. Update from Harris County Municipal Utility District No. 412, including report from the Joint Facilities Committee.

*Harris County Municipal Utility District No. 504 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 Regarding Real Property), Section 551.073 (Deliberations Regarding Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations Regarding Security Matters), and Section 551.087 (Economic Development).*

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) 860-6400 at least three business days prior to the meeting so that appropriate arrangements can be made.

7. Report from Communications Committee, including District website matters and donation request from The Groves Community Association.
8. Report from Best Trash.
9. Security matters, including the Constable's report and report from the Security Committee.
10. Review Arbitrage Rebate Report for the Series 2020 Bonds.
11. Tax assessment and collections matters, including delinquent tax collections, installment agreements, and payment of tax bills.
12. Financial and bookkeeping matters, including payment of the bills and review of investments.
13. Report on detention, drainage, and storm water quality facilities, including proposals for additional work.
14. Operation of District water, wastewater, and storm water facilities.
15. Hearing on termination of water and sewer service to delinquent customers and authorize termination of service.
16. Engineering matters, including authorize design, preparation of plans and specifications, approval of plans and specifications, advertisement for bids, bid review, contract award, Pay Estimates and Change Orders, acceptance of projects, and direct engineer to notify insurance company of new facility, if appropriate, for projects, including:
  - a. Madera Run Parkway Expansion (from Hickory Arroyo Drive to Radura Road);
  - b. Woodland Hills Drive at Pine Peak Way Traffic Signal;
  - c. Groves North retail public infrastructure;
  - d. lift station no. 1 expansion and generator addition;
  - e. lift station nos. 2 and 3 generator additions;
  - f. rehabilitation of ground storage tank no. 2 (interior and exterior) and ground storage tank no. 1 (exterior);
  - g. District Capital Improvement Plan and Joint Capital Improvement Plan with Harris County Municipal Utility District No. 412;
  - h. commercial development and District plan review;
  - i. utility commitment letters, including nontaxable user fee calculations; and
  - j. other engineering matters.
17. Deeds, easements, encroachment agreements, and side letter agreements, including proposals for environmental services and consents to encroachment.

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18. Landscaping report, including authorize design, preparation of plans and specifications, approval of plans and specifications, advertisement for bids, bid review, contract award, Pay Estimates and Change Orders, acceptance of projects, if appropriate, for the following:
  - a. landscaping improvements to Tranquility Grove Drive cul-de-sac; and
  - b. landscaping improvements to Madera Run Parkway.
19. Report regarding development in the District, including approve development financing agreements, amendments to development financing agreements, and consents to assignment of developer reimbursement rights.
20. District action items list.



/s/Sanjay Bapat  
Attorney for the District

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