

**AMENDED AGENDA  
WEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 2**

Notice is hereby given that the Board of Directors of West Harris County Municipal Utility District No. 2 will hold a regular meeting on **WEDNESDAY, February 19, 2025 at 12:00 p.m.**, at 2322 W Grand Pkwy N, Suite 150, Katy, Texas 77449, a meeting place of the District within the District's boundaries, for the purposes of considering and acting upon the matters listed below.

1. Public comments;
2. Approve minutes and official records of previous Board of Directors meetings;
3. Receive, review and approve fiscal year end Audit.
4. Tax Assessor/Collector's report, including authorize payment of bills;
5. Bookkeeper's report, including authorization of payment of District bills and approval of investment report;
6. Operator's report, including authorization to terminate delinquent accounts;
7. Engineer's report, including:
  - (a) status of developer projects;
  - (b) status of District projects;
  - (c) status of surface water connection with Regional Water Authority;
  - (d) approval of easements as necessary;
  - (e) authorize advertisement for bids, change in scope, and project awards as necessary;
8. Drainage maintenance report, including status of Grandway West detention pond rehabilitation;
9. Attorney's report;
  - (a) Adopt Resolution Concerning Tax Exemptions for 2025;
  - (b) Consider engaging Delinquent Tax Attorney; and
  - (c) Adopt Resolution Implementing a Penalty on 2024 Delinquent Taxes.
10. Such other matters as may come before the Board.

If, during the course of the meeting covered by this Notice, the Board should determine that a closed or executive session of the Board should be held or is required in relation to any agenda item included in this Notice, then such closed or executive meeting or session, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, as amended (the "Act"), will be held by the Board at the date, hour, and place given in this Notice concerning any and all subjects for any and all purposes permitted by Subchapter D of said Act.

EXECUTED THIS 14<sup>th</sup> day of February, 2025.

WEST HARRIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 2



Michael P. Bacon  
Attorney for the District

(SEAL)



**NOTICE OF CONTINGENT FEE CONTRACT  
WEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 2**

Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 2254.1036, that the Board of Directors of West Harris County Municipal Utility District No. 2 (the "District") is entering into a contingent fee contract with Coats Rose, P.C. ("Coats Rose") for their services as delinquent tax attorney, at their regular session, open to the public, at 12:00p.m., February 19, 2025 at 9 Greenway Plaza, Suite 1000, Houston, Texas 77046, a designated place outside the boundaries of the District.

The retention of Coats Rose is necessary for the collection of any and all delinquent and outstanding ad valorem taxes due to the District. Such services shall include (1) correspondence with delinquent taxpayers; (2) the initiation and conduct of legal proceedings against delinquent taxpayers where such proceedings do not involve the adverse interests of other clients; (3) intervening on behalf of the District in all suits for taxes filed by other taxing jurisdictions relating to property located within the District where such suits do not involve the adverse interest of other clients; and (4) other legal services in connection with the collection of delinquent taxes which the District may require from time to time. Coats Rose will also correspond and coordinate with the Board, the District's Tax Assessor/Collector, and other persons as they deem necessary to perform effectively the services enumerated above.

Coats Rose has over forty (40) years of experience in delinquent tax collection services and has acted as delinquent tax attorney for most, if not all, of those years. Coats Rose's fee shall be twenty percent (20%) of all delinquent taxes, penalties, and interest thereon received by the District (the "Contingent Fee Basis") in accordance with Texas Tax Code Sections 33.07 and 33.11 (the "Code"). If they decline representation of the District on a particular account(s) because of the interests of other clients, they shall not receive the twenty percent (20%) fee on the particular account(s) on which they have declined representation.

Coats Rose was retained by the owners of land in the District to create the District for the purpose of funding the infrastructure necessary to make the District habitable. At its regular meeting, the District will consider retaining Coats Rose for delinquent tax collection services. Collecting delinquent and outstanding ad valorem taxes is a time consuming, costly endeavor, and the work required continues for as long as taxes are levied in the District. The District does not have the internal resources to pay in-house staff to act as delinquent tax attorney. Moreover, retaining and training District staff to perform the functions necessary to collect delinquent and outstanding ad valorem taxes is prohibitively expensive. Coats Rose works on a contingent fee basis in accordance with the Code for these same reasons.

It is for these reasons that the retention of Coats Rose, on the Contingent Fee Basis as described above, to act as delinquent tax attorney, is in the best interests of the District and its residents.

EXECUTED this 14th day of February, 2025.

West Harris County Municipal Utility District  
No. 2

By: 

Michael P. Bacon  
Coats Rose, P.C.,  
Attorneys for the District