

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
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 **12248 T.C. Jester Boulevard, Houston, Texas 77067**, a designated meeting place inside the boundaries of the District. The meeting will be held on **Tuesday, January 24, 2023, at 7:00 p.m.**, to consider and authorize any action related to the following:

- 1) Minutes of prior Board meeting(s);
- 2) Public comments; (*note public comment policy in effect*);
- 3) Law Enforcement Report, including potential accountability changes;
- 4) Tax Assessor’s Report, including:
 - a) Payment of invoices; and
 - b) Collection/uncollectible accounts, including update on Delinquent Tax Attorney Collection report;
- 5) Adopt Order Establishing Tax Exemptions for 2023;
- 6) Adopt Resolution Authorizing Additional Penalty on Delinquent Personal Property Taxes;
- 7) Authorize Filing and Status of Annual Continuing Disclosure Report;
- 8) Bookkeeper’s Report, including:
 - a) Financial and investment reports, including payment of invoices;
 - b) Amendment of budget, if necessary;
- 9) Landscape Maintenance Report, including:
 - a) Maintenance/repairs of District grounds, including consideration and approval of bids for landscape maintenance, and payment of invoices;
- 10) Engineer’s Report, including:
 - a) Report on District projects, including preparation of plans and specifications, advertisement of bids, awarding of contracts, and approval of pay estimates and/or change orders;
 - i.) Updates on Heritage Park Shade Structures Project, including consider bids for purchase and installation of new playground equipment and award bid;
 - b) Options for possible purchase and/or annexation of additional real property; and
 - c) Capital Improvement Plan updates;
 - d) Discussion related to water supply, drought conditions, and possible rehab of water well;
 - e) Update on HCMUD 5 well drilling activities;
 - f) Update on application for service TXT Group, LLC:
 - i) Feasibility study, including possible request for annexation of tract 1703 Hugh Rd.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
NOTICE OF MEETING**

- 11) Operator's Report, including:
 - a) Update on maintenance and repair of District facilities;
 - b) Customer appeals and termination of service on delinquent accounts;
 - c) Update on upgrade of District Security Equipment, including DVR and cameras;
 - d) Update on Administration Building Upgrades, including:
 - i.) Bids for installation of surge protectors at Administration Building and concerns related to power supply; and
 - e) Options for back-up generator(s);

- 12) General Manager/Administration Building Report, including:
 - a) Review expenditures, monthly supply needs, maintenance/repairs, including discussion of alarm maintenance, building cleanings, and capital improvements, security upgrades, fencing, painting, storage, roof repair, and flooring update(s);
 - b) Requests for events/usage of Building and amendment of Usage Agreement, if necessary;
 - c) Discussion regarding recent District events and planning of future District Community Events;
 - d) Update on District property purchases and/or disposal of surplus property; including adopting orders, declaring property as surplus, and authorizing disposal of same;

- 13) Adopt Order Declaring Property as Surplus and Authorizing Sale of Surplus Property;

- 14) Communications Consultant Report, including:
 - a) District website, SMS emergency/communications, and electronic records maintenance;

- 15) Directors' Reports, including:
 - a) Director-Consultant liaison updates, including discussion of ongoing matters and authorize any action as necessary;

- 16) Attorney's Report, including:
 - a) Update regarding amendment to HC150 waste disposal agreement;
 - b) Adoption of Resolution regarding Code of Ethics, including Fees of Office, Expenses and Travel Policy;
 - c) Discussion regarding Central Harris County Regional water authority rate increase;
 - d) Authorize request for insurance proposals (*expires March 31, 2022- Harco*);
 - e) Consider and approve new legal services agreement, ****See Notice Pursuant to Tex. Gov. Code Sec. 2254.1036****;

- 17) Discuss pending business and matters for future agendas, including future meeting date(s).

- 18) Executive Session, as needed (*pursuant to Texas Government Code**);

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

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
NOTICE OF MEETING



HARRIS COUNTY MUNICIPAL UTILITY
DISTRICT NO. 217

By: Frank Mitchell
Frank Mitchell
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.*

In response to Senate Bill 554 of the 85th Legislative Session, further amending Texas Water Code §49.063, the District is providing the following petition process description: After at least fifty (50) qualified electors are residing in a district, on written request of at least five (5) of those electors, the Board shall designate a meeting place and hold meetings within the District. If no suitable meeting place exists inside the District, the Board may designate a meeting place that is located not further than 10 miles from the boundary of the District. On the failure, after a request is made under Texas Water Code §49.062(c), of the Board to designate the location of the meeting place within the District or not further than 10 miles from the boundary of the District, five (5) electors may petition the Texas Commission on Environmental Quality ("TCEQ") to designate a location. If it determines that the meeting place used by the District deprives the residents of a reasonable opportunity to attend district meetings, the TCEQ shall designate a meeting place inside or outside the District which is reasonably available to the public and require that the meetings be held at such place.