

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, September 26, 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:
- 4) Update on proposal from Pureflow regarding well rehabilitation and drought conditions, including any action as required;
- 5) Authorize and engage Auditor (*evergreen*) to complete financial audit of FYE 2023;
- 6) Tax Assessor’s Report, including:
 - a) Payment of invoices; and
 - b) Collection/uncollectible accounts, including update on Delinquent Tax Attorney Collection report;
- 7) Receive Financial Advisor Tax Rate Recommendation, including:
 - a) Adopt Resolution relating to development status of District and setting Public Hearing related to Tax Rate;
 - b) Authorize Tax Assessor to Publish Notice of Hearing;
- 8) Landscape Maintenance Report, including:
 - a) Maintenance/repairs of District grounds, including review of proposals and payment of invoices;
- 9) Bookkeeper’s Report, including:
 - a) Financial and investment reports, including payment of invoices;
 - b) Amendment of budget, if necessary;
 - c) Review and adopt Operating Budget for FYE September 30, 2024;
- 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;
 - b) Capital Improvement Plan updates;
 - c) Update on shade structure fabric color selections and costs;
 - d) Update on design plans for additional park site area near front of building;
- 11) Update on status of annexation of tract 1703 Hugh Rd. (TXT Group, LLC);
 - a) Receive and accept petition to be annexed;

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- b) Approve submission of annexation to City of Houston for approval;
 - c) Update on appraisal for easement needed to serve property;
- 12) Operator's Report, including:
- a) Discussion of ongoing maintenance and repair of District facilities;
 - i.) Updates on purchase of waste bins and water fountains;
 - ii.) Update on installation of surge protectors at Administration Building;
 - b) Customer appeals and/or termination of service on delinquent accounts;
 - c) Options for back-up generator(s);
- 13) Consider and approve Rate Order amendments, including:
- a) Update on Superior Management Rate Study;
- 14) General Manager/Administration Building Report, including:
- a) Review monthly expenditures, supply needs, maintenance/repairs of equipment, building cleanings, capital improvements, and security upgrades;
 - b) Requests for events/usage of Building and amendment of Usage Agreement, if necessary;
 - d) Updates on past District Events and planning of future District Events;
 - e) Update on District property purchases and/or disposal of surplus property; including adopting orders, declaring property as surplus, and authorizing disposal of same;
 - f) Consider proposals/agreements for exercise equipment maintenance companies;
- 15) Communications Consultant Report, including:
- a) District website, SMS emergency/communications, and electronic records maintenance;
- 16) Directors' Reports, including:
- a) Director-Consultant liaison updates, including discussion of ongoing matters and authorize any action as necessary;
- 17) Attorney's Report, including:
- a) Consider and approve amendment to Texas Pride waste disposal contract and termination of GFL contract;
 - b) Approve amendment to District Information Form and Notice to Purchasers;
 - c) Adopt Resolution Setting Fees of Office and approve amendment to District Ethics Policy;
 - d) Present Legislative Update Memo;
 - e) Update regarding Public Information Act request for records;
- 18) Discuss pending business and matters for future agendas, including future meeting date(s).
- 19) Executive Session, as needed (*pursuant to Texas Government Code**);
- 20) Reconvene in open session and authorize any action resulting from executive session;

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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.*