

**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 23, 2024, 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 treatment options, including any action as required;
- 5) Tax Assessor’s Report, including:
 - a) Payment of invoices; and
 - b) Collection/uncollectible accounts, including update on Delinquent Tax Attorney Collection report;
- 6) Adopt Resolution Establishing Tax Exemptions;
- 7) Adopt Resolution Authorizing Additional Penalty on Delinquent Personal Property Taxes;
- 8) Authorize filing of Annual Continuing Disclosure Report;
- 9) Approve draft audit for FYE September 30, 2023, and authorize filing with the TCEQ;
- 10) Landscape Maintenance Report, including:
 - a) Maintenance/repairs of District grounds, including review of proposals and payment of invoices;
- 11) Bookkeeper’s Report, including:
 - a) Financial and investment reports, including payment of invoices;
 - b) Amendment of budget, if necessary;
- 12) Engineer’s Report, including:
 - a) Report on District projects, including preparation of plans/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;
- 13) Update on status of annexation of tract 1703 Hugh Rd. (TXT Group, LLC);
 - a) Update on property exchange;

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- b) Receive and accept petition to be annexed;
 - c) Approve submission of annexation to City of Houston for approval;
 - d) Update on property purchase/exchange including appraisal for easement needed to serve property;
- 14) Operator's Report, including:
- a) Discussion of ongoing maintenance and repair of District facilities;
 - b) Customer appeals and/or termination of service on delinquent accounts;
 - c) Options for back-up generator(s);
- 15) Update on Superior Management Rate Study and authorize related action, including:
- (a) Amend District Rate Order, if necessary;;
- 16) General Manager/Administration Building Report, including:
- a) Review monthly expenditures, supply needs, maintenance/repairs of equipment, including stovetop repair, building cleanings, capital improvements, and security upgrades;
 - b) Annual review of Building Usage Data, Usage Agreement, 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 and purchase of new equipment;
 - g) Consider amendment to General Manager agreement related to additional staff;
- 17) Communications Consultant Report, including:
- a) District website, SMS emergency/communications, and electronic records maintenance;
- 18) Directors' Reports, including:
- a) Director-Consultant liaison updates;
 - b) Authorize additional expenditure for one extra service pickup from Texas Pride;
- 19) Attorney's Report, including:
- a) Discussion regarding potential Director's lot need;
 - b) Update on future joint elections and communication from Harris County Elections Department;
 - c) Authorize request for insurance renewal (*expires March 31, 2024*);
- 20) Discuss pending business and matters for future agendas, including future meeting date(s).
- 21) Executive Session, as needed (*pursuant to Texas Government Code**);
- 22) 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.*