

**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 special 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 28, 2025, at 7:00 p.m.**, to consider and authorize any action related to the following:

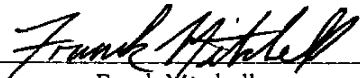
- 1) Minutes of prior Board meeting(s);
- 2) Public comments; (*note public comment policy in effect*);
- 3) Law Enforcement Report;
- 4) Coordination with Heritage Village HOA for events and building usage;
- 5) Discussion related to trash collection contract, including any action as necessary;
- 6) Review and approve Audit for FYE September 30, 2024, including approval of filing with TCEQ;
- 7) Tax Assessor’s Report, including:
  - a) Payment of invoices;
  - b) Collection/uncollectible accounts, including update on Delinquent Tax Attorney Collection report;
  - c) Adopt Resolution Establishing Tax Exemptions;
  - d) Adopt Resolution Authorizing Additional Penalty on Delinquent Personal Property Taxes;
- 8) Authorize Filing of Annual Continuing Disclosure Report;
- 9) Bookkeeper’s Report, including:
  - a) Financial and investment reports, including payment of invoices;
  - b) Amendment of budget, if necessary;
- 10) Landscape Maintenance Report, including:
  - a) Maintenance/repairs of District grounds, including review of proposals and payment of invoices;
- 11) 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 design plans for additional park site area near front of building;
- 12) 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;

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- c) Options for back-up generator(s);
- 13) General Manager/Administration Building Report, including:
  - a) Review monthly expenditures, supply needs, maintenance/repairs of equipment, building cleanings, capital improvements, security upgrades, and lighting;
  - b) Review of Building Usage Data, 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;
- 14) Communications Consultant Report, including:
  - a) District website and newsletter, SMS emergency/communications, and electronic records maintenance;
- 15) Directors' Reports, including:
  - a) Director-Consultant liaison updates;
- 16) Attorney's Report;
  - a) Authorize filing of Eminent Domain Report;
  - b) Annual review of Building Usage Agreement and update if necessary;
  - c) Update on status of annexation of tract 1703 Hugh Rd. (TXT Group, LLC);
  - d) Authorize proposals for insurance renewal (expires March 31);
  - e) 2025 Election Matters (Supplemental Agenda);
- 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;



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By:   
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 85<sup>th</sup> 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*

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*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.*

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OF HARRIS COUNTY, TEXAS

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NOTICE OF PUBLIC MEETING  
SUPPLEMENTAL AGENDA

Notice is hereby given to all interested members of the public that the Board of Directors of the above captioned District will hold a public meeting at 12248 T.C. Jester Boulevard, Houston, Texas 77067, said address being a designated meeting place of the District. The meeting will be held on **Tuesday, January 28, 2025, at 7:00 p.m.**, to consider and authorize any action related to the following:

1. Consider adoption of an Order Calling Directors Election to be held on May 3, 2025, and the procedures for giving notice of same;
2. Consider appointment of an agent for the District in connection with the Directors Election; and
3. Authorize consultants to complete any necessary steps to complete Directors Election.

DISTRITO DE UTILIDADES PÚBLICOS MUNICIPALES  
NÚMERO 217 DEL CONDADO DE HARRIS,  
CONDADO DE HARRIS, TEXAS  
AVISO DE ASAMBLEA PÚBLICA  
AGENDA SUPLEMENTARIA

Se notifica por el presente a todos los miembros del público que la Junta Directiva del Distrito indicado arriba llevará a cabo una asamblea pública en 12248 T.C. Jester Boulevard, Houston, Texas 77067, dirección que ha sido designado como lugar de reunión del Distrito. La asamblea se llevará a cabo el Martes **28 de Enero de 2025 a las 7:00 p.m.** para considerar y autorizar cualquier medida en relación a lo siguiente:

1. Considerar adoptar una Orden para Convocar una Elección de Directores a celebrarse el 3 de Mayo de 2025 y los procedimientos a seguir para dar aviso de la misma;
2. Considerar designar un agente del Distrito en relación a la Elección de Directores;
3. Autorizar a los consultores a completar los pasos necesarios para completar la elección de directores.

CƠ QUAN TIỆN ÍCH THÀNH PHỐ SỐ 217 QUẬN HARRIS,  
QUẬN HARRIS, TEXAS  
THÔNG BÁO VỀ CUỘC BẦU CỬ CÔNG KHAI

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LỊCH TRÌNH BỔ SUNG

Thông báo theo đây gửi cho tất cả các thành viên cộng đồng có quan tâm cho biết rằng Hội Đồng Quản Trị của Cơ Quan nói trên sẽ tổ chức một buổi họp mặt công khai ở 12248 T.C. Jester Boulevard, Houston, Texas 77067, nơi họp mặt được chỉ định của Cơ Quan. Buổi họp sẽ được tổ chức lúc Thứ ba 28 Tháng 1, 2025, tại 07:00, để xem xét và ủy quyền các tiến hành có liên quan đến các vấn đề sau đây:

1. Xem xét thông qua một Yêu Cầu kêu gọi tổ chức Cuộc Bầu Cử Giám Đốc ngày 3 tháng 5 Năm, 2025, và có thủ tục đưa ra thông báo cho cuộc bầu cử nói trên;
2. Xem xét bổ nhiệm một đại diện cho Cơ Quan cho các vấn đề liên quan đến Cuộc Bầu Cử Giám Đốc; và;
3. Ủy quyền cho chuyên gia tư vấn hoàn thành mọi bước cần thiết để hoàn thành Bầu cử Giám đốc.

HARRIS 郡第217公用事業行政區

公眾會議通知

補充議程

茲通知全體公眾有關成員：上述公用事業行政區管理委員會將在12248 T.C. Jester Boulevard, Houston, Texas 77067,召開公眾會議。該地址為本行政區制訂會議地點。會議將於星期二2025年1月28日，在下午7:00分。屆時將考慮並酌情議決以下事項：

1. 考慮通過將于2025年5月3日舉行的命令召集董事選舉，以及發出通知的程序；
2. 考慮任命管理委員會委員選舉之行政區代理人；以及
3. 授權顧問完成所有必要的步驟以完成董事選舉。



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By: \_\_\_\_\_

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 meeting so that appropriate arrangements can be made.*

*Las personas con discapacidades que necesiten ayuda o servicios auxiliares en la asamblea deben comunicarse con el abogado del Distrito llamando al 281-719-1990 por lo menos tres (3) días hábiles antes de la asamblea para que se puedan hacer los arreglos necesarios.*

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*Người khuyết tật có nhu cầu hỗ trợ hoặc các dịch vụ phụ trợ thì thỉnh tại cuộc họp xin liên hệ với luật sư của Cơ Quan tại 281-719-1990 ít nhất ba (3) ngày làm việc trước cuộc họp để sắp xếp thích hợp có thể được thực hiện.*

會議間需要協助或服務之殘障人士請在會前至少三(3)個工作日聯絡本區律師 (電話 281-719-1990) 以便做出適當安排。