

**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, September 23, 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) Tax Assessor's Report, including:
  - a) Payment of invoices;
  - b) Collection/uncollectible accounts, including update on Delinquent Tax Attorney Collection report;
- 6) Landscape Maintenance Report, including:
  - a) Maintenance/repairs of District grounds, including review of proposals and payment of invoices;
- 7) Receive Financial Advisor Tax Rate Recommendation:
  - a) Adopt Resolution Declaring Development Status of District;
  - b) Authorize Tax Assessor to publish notice of public hearing;
- 8) Bookkeeper's Report, including:
  - a) Financial and investment reports, including payment of invoices;
  - b) Review and adopt draft operating budget for FYE 2026;
- 9) Authorize auditor to prepare annual audit (FYE 2025);
- 10) 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) Update on emergency water main leak repairs;
  - c) Capital Improvement Plan updates;
  - d) Update on design plans for additional park site area near front of building, including authorizing public bids as necessary;
- 11) 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);
  - d) Update on detention pond access with Spring ISD;

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- 12) General Manager/Administration Building Report, including:
  - a) Review monthly expenditures, supply needs, maintenance/repairs of equipment and A/C system, 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;
  - e) Updates on past District Events and planning of future District Events;
  - f) Update on District property purchases and/or disposal of surplus property; including adopting orders, declaring property as surplus, and authorizing disposal of same;
- 13) Communications Consultant Report, including:
  - a) District website and newsletter, SMS emergency/communications, and electronic records maintenance;
- 14) Directors' Reports;
- 15) Attorney's Report;
  - a) Update on status of annexation of tract 1703 Hugh Rd. (TXT Group, LLC);
- 16) Discuss pending business and matters for future agendas, including future meeting date(s).
- 17) Executive Session, as needed (*pursuant to Texas Government Code \**);
- 18) 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.*

Exhibit B  
Taxpayer Impact Statement

	Current Budget Fiscal Year Ending** 09/2025	Proposed Budget Fiscal Year Ending** 09/2026	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$1,121.12	\$1,121.12	\$1,121.12

\*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.5 per \$100 of assessed value. Average homestead values are determined by the county appraisal district. All estimates above were prepared utilizing the average resident homestead value as of the time that the District's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

\*\*Average tax bill estimates for the current and proposed budgets reflect those taxes necessary to fund the operations and maintenance tax revenues stated in the applicable budget.

\*\*\*This column estimates the operations and maintenance taxes to be paid on the average homestead if the proposed budget generates the same amount of operations and maintenance tax revenues as the current budget.