

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 27, 2026, at 6:30 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;
 - c) Adopt Resolution Authorizing Additional Penalty on Delinquent Property (*Real and Personal*) Taxes;
 - d) Adopt Resolution Establishing Tax Exemptions;
- 6) Landscape Maintenance Report, including:
 - a) Maintenance/repairs of District grounds, including review of proposals and payment of invoices;
- 7) Bookkeeper's Report, including:
 - a) Financial and investment reports, including payment of invoices;
 - b) Update on new director credit cards;
- 8) 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 pavilion/park site area near front of building, including discussions with landscape architect, review and approve contract;
- 9) 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);
- 10) 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;

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- 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;

11) Communications Consultant Report, including:

- a) District website and newsletter, SMS emergency/communications, and electronic records maintenance;

12) Directors' Reports;

13) Attorney's Report;

- a) Authorize filing of annual continuing disclosure report (MGSBE);
- b) Update on status of annexation of tract 1703 Hugh Rd. (TXT Group, LLC);
- c) Discussion related to insurance renewal and/or authorize proposals (Exp. March 31st);

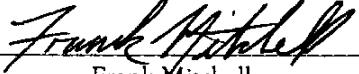
14) Discuss pending business and matters for future agendas, including future meeting date(s).

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

16) 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 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.