

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 22, 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;
 - a) Discuss options for Flock Camera Systems, including authorize any action as necessary;
- 4) Coordination with Heritage Village HOA for events and building usage;
- 5) Authorize engaging Auditor to conduct annual audit of District (*Evergreen contract*);
- 6) Tax Assessor's Report, including:
 - a) Payment of invoices;
 - b) Collection/uncollectible accounts, including update on Delinquent Tax Attorney Collection report;
- 7) Receive Tax Rate recommendation from financial advisor, including:
 - a) Authorize Publication of Proposed Tax Rate and Notice of Public 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) Review and adopt operating budget for FY 2027;
- 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) Capital Improvement Plan updates;
 - c) Update on design plans for additional pavilion/park site area near front of building, including discussions with landscape architect, review and approve contract;
 - d) Receive request for service and other information from possible development on Hughes Rd;
- 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);

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- d) Discussion regarding potential tree trimming at waterplant, including any action as necessary;
- 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) Past District Events and planning of future District Events, and Juneteenth Event;
 - 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);
 - b) Consider adopting policy regarding security camera access;
- 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 281-210-0043 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.*

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Taxpayer Impact Statement

	Current Budget Fiscal Year Ending** 09/2026	Proposed Budget Fiscal Year Ending** 09/2027	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$1,182.03	\$1,158.39	\$1,182.03

*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.