

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 238

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 regular meeting, in person and open to the public, on **Tuesday, August 25, 2026, at 1:00 p.m.**, at **17332 Groeschke Road, Houston, Texas 77084**, a designated meeting place of the District. The Board may consider and authorize any action related to:

1. Comments from the public (*note public comment policy in effect*);
2. Minutes of prior Board of Directors meeting(s) (*July 28, 2026*);
3. Review proposed Series 2026 Bonds;
4. Engage Auditor to prepare audit report for FYE August 31, 2026;
5. Tax Assessor/Collector Report, including payment of invoices, tax refunds, uncollectible roll, banking matters, and public funds agreements;
6. Delinquent Tax Attorney Report, including foreclosure proceedings, installment agreements, proofs of claims, related banking updates, and termination of services;
7. Bookkeeper's Report, including payment of invoices, banking updates, and related matters;
8. Adopt operating budget for fiscal year ending August 31, 2027;
9. Development reports including utility capacity and/or financing agreement requests, site/facility conveyances, options for possible annexation, and related matters, including:
 - a. Canterbury Development;
 - b. Proposed assisted living facility;
10. Engineer's Report, including:
 - a. Status of construction and approval of pay estimates/change orders for:
 - i. Water Plant No. 2 Chloramine Conversion;
 - b. Status and acceptance of site, easement and/or facility conveyances;
 - c. Review Capital Improvement Plan ("CIP");
11. Status of maintenance by Ethoscapes;
12. Operation and Maintenance Report, including:
 - a. Repair and maintenance of District facilities, including asset management program update(s), and insurance claim(s);
 - b. Report on manhole inspection, valve exercise program, valve relocations, and hydrant preventative maintenance/repairs;
 - c. Options for sanitary sewer line cleaning and issue(s) regarding recent sanitary sewer line repairs;
 - d. Status of maintenance cost-sharing for area drainage facilities;
 - e. Appeals of District charges, customer disconnects, and bankruptcy matters;
13. Rate Order Amendment(s), including voluntary contribution matters;
14. Technology/website updates including:
 - a. SB2 Compliance Review;

15. Director Reports, including:
 - a. West Harris County Regional Water Authority (WHCRWA) updates;
 - b. Communications with homeowners associations;
 - c. National Night Out and related District/community event matters;
16. Review District Policies, including:
 - a. Ethics Policy;
 - b. Qualified Brokers List;
 - c. Investment Policy;
17. Attorney Report, including:
 - a. NSDA/TSDC Legislative updates;
18. Additional comments from the public;
19. *Executive session pursuant to Texas Government Code, Section 551.071, 551.074, et. seq.;
20. Reconvene in open session, and authorize any action resulting from executive session;
21. Discuss pending business matters for future agendas and next Board meetings (September 22 – Board meeting; October 10 – WHCRWA 25th Anniversary Celebration).



ROACH & ASSOCIATES, PLLC

By: 
Jonathan A. Roach
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 832-789-1899 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.*

TAXPAYER IMPACT STATEMENT
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 238

	Current Budget Fiscal Year Ending 2026	Proposed Budget Fiscal Year Ending 2027	No-New-Revenue Tax Rate Budget
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$349.95	\$499.15	\$349.95

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.11555 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.

Harris County Municipal Utility District No. 238
General Operating Fund - Draft Proposed Budget
FYE August 30, 2027

	YTD Actual	12 Mo. Forecast	Annual Budget	Proposed Budget
	Sep '25 - Jun 26	Sep 25 - Aug 26	Sep 25 - Aug 26	Sep 26 - Aug 27
Ordinary Income/Expense				
Income				
14110 · Water-Customer Service Revenue	449,545.16	539,454.19	560,000.00	560,000.00
14112 · WHCRWA - Reserve	842,247.00	1,010,696.40	988,126.00	1,100,000.00
14140 · Connection Fees	10,590.00	12,708.00	7,000.00	10,000.00
14150 · Tap Connections	0.00	0.00	0.00	0.00
14210 · Sewer-Customer Service Revenue	400,568.25	480,681.90	510,847.00	510,847.00
14310 · Penalties & Interest	31,137.65	37,365.18	70,000.00	70,000.00
14330 · Miscellaneous Income	1,708.00	2,049.60	5,000.00	5,000.00
14350 · Maintenance Tax Collections	1,138,243.29	1,138,243.29	803,388.00	1,100,000.00
14370 · Interest Earned on Temp. Invest	110,427.36	132,512.83	125,000.00	125,000.00
14380 · Interest Earned On Checking	258.44	310.13	600.00	600.00
Total Income	2,984,725.15	3,354,021.52	3,069,961.00	3,481,447.00
Expense				
16010 · Billing Service Fees	170,001.07	204,001.28	150,000.00	200,000.00
16130 · Maintenance & Repairs - Water	150,571.72	180,686.06	365,000.00	250,000.00
16140 · Chemicals - Water	68,476.47	82,171.76	40,000.00	80,000.00
16150 · Laboratory Expense - Water	33,796.18	40,555.42	30,000.00	40,000.00
16160 · Utilities	113,966.93	136,760.32	135,000.00	137,000.00
16180 · Reconnections	25,365.00	30,438.00	32,000.00	32,000.00
16200 · Mowing	37,216.84	44,660.21	48,411.00	48,411.00
16210 · Inspection Expense	0.00	0.00	3,000.00	3,000.00
16215 · Detention Pond Maintenance	13,555.16	16,266.19	3,800.00	20,000.00
16230 · Maintenance & Repairs - Sewer	300,280.20	360,336.24	250,000.00	300,000.00
16232 · Manhole Repairs	0.00	0.00	100,000.00	100,000.00
16240 · Chemicals - Sewer	27,340.11	32,808.13	55,000.00	40,000.00
16250 · Lab Fees - Sewer	28,370.78	34,044.94	17,000.00	35,000.00
16260 · Sludge Removal	93,692.50	112,431.00	160,000.00	125,000.00
16330 · Legal Fees	138,677.42	138,677.42	88,300.00	88,300.00
16340 · Auditing Fees	18,000.00	18,000.00	12,250.00	18,500.00
16350 · Engineering Fees	39,491.25	47,389.50	40,500.00	50,000.00
16351 · Engineering Fees - Projects	41,784.66	50,141.59	60,000.00	60,000.00
16370 · Election Expense	0.00	0.00	5,000.00	5,000.00
16380 · Permit Expense	16,264.94	16,264.94	16,000.00	16,500.00
16420 · Service Account Collection	37,556.32	45,067.58	51,000.00	51,000.00
16430 · Bookkeeping Fees	33,930.69	40,716.83	36,000.00	40,000.00
16431 · Arbitrage Expense	3,200.00	3,840.00	5,000.00	5,000.00
16460 · Printing & Office Supplies	20,854.12	25,024.94	35,000.00	35,000.00
16520 · Postage	26,044.45	31,253.34	15,000.00	30,000.00
16530 · Insurance & Surety Bond	34,799.00	34,799.00	42,000.00	37,000.00
16540 · Travel Expense	330.58	396.70	500.00	500.00
16560 · Miscellaneous Expense	26,142.54	31,371.05	20,000.00	30,000.00
16570 · AWBD Expense	2,725.46	3,270.55	8,000.00	8,000.00
16590 · WHCRWA - Pumpage Fees	377,710.85	453,253.02	450,000.00	450,000.00
16591 · WHCRWA - Surface Water Fees	512,517.00	615,020.40	650,000.00	650,000.00
16600 · Payroll Expenses	17,655.75	21,186.90	20,000.00	23,000.00
16640 · Smart Meters Monitoring	26,296.50	31,555.80	42,000.00	35,000.00
Total Expense	2,436,614.49	2,882,389.12	2,985,761.00	3,043,211.00
Net Ordinary Income	548,110.66	471,632.41	84,200.00	438,236.00
Other Income/Expense				
Other Expense				
16610 · Capital Outlay	339,250.00	339,250.00	75,000.00	75,000.00
Total Other Expense	339,250.00	339,250.00	75,000.00	75,000.00
Net Other Income	-339,250.00	-339,250.00	-75,000.00	-75,000.00
Net Income	208,860.66	132,382.41	9,200.00	363,236.00