

AGENDA
WEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 2

Notice is hereby given that the Board of Directors of West Harris County Municipal Utility District No. 2 will hold a regular meeting on **WEDNESDAY, October 15, 2025 at 12:00 p.m.**, at 2322 W Grand Pkwy N, Suite 150, Katy, Texas 77449, a meeting place of the District within the District's boundaries, for the purposes of considering and acting upon the matters listed below.

1. Public comments;
2. Approve minutes and official records of previous Board of Directors meetings;
3. Tax Assessor/Collector's report, including authorize payment of bills;
4. 2025 Tax Rate matters, including:
 - (a) conduct public hearing;
 - (b) adopt Order Setting 2025 Tax Rate;
 - (c) approve Amendment to Notice to Sellers and Purchasers;
5. Bookkeeper's report, including:
 - (a) authorization of payment of District bills and approval of investment report;
 - (b) Adopt 2026 Operating Budget;
6. Operator's report, including authorization to terminate delinquent accounts;
7. Engineer's report, including:
 - (a) status of developer projects;
 - (b) status of District projects;
 - (c) status of surface water connection with Regional Water Authority;
 - (d) approval of easements as necessary; and
 - (e) authorize advertisement for bids, change in scope, and project awards as necessary;
8. Drainage maintenance report, including status of Grandway West detention pond rehabilitation;
 - (a) Ratify approval of proposal for rip-rap;
9. Attorney's report;
10. Such other matters as may come before the Board.

If, during the course of the meeting covered by this Notice, the Board should determine that a closed or executive session of the Board should be held or is required in relation to any agenda item included in this Notice, then such closed or executive meeting or session, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, as amended (the "Act"), will be held by the Board at the date, hour, and place given in this Notice concerning any and all subjects for any and all purposes permitted by Subchapter D of said Act.

EXECUTED THIS 9th day of October, 2025.

(SEAL)



WEST HARRIS COUNTY
MUNICIPAL UTILITY DISTRICT NO. 2

Michael P. Bacon
Attorney for the District

**WEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 2
PROPOSED BUDGET FOR FISCAL YEAR ENDING 10/31/26**

	Proposed Budget 10/31/2026
REVENUE:	
WATER REVENUE	574,000
SEWER REVENUE	780,000
PENALTY & INTEREST	42,000
OTHER	27,000
INTEREST EARNED	150,000
MAINTENANCE TAX	791,281
PUMPAGE FEE	670,000
PUMPAGE FEE CREDITS (WHCRWA)	55,836
TAP FEES	80,000
INSPECTION FEES	12,000
CITY OF HOUSTON SALES TAX	737,000
MISCELLANEOUS	0
Total Revenue	3,919,117
EXPENSES:	
	Proposed
PURCHASE SEWER SERV.	300,000
DIRECTOR FEES	22,000
LEGAL FEES	115,000
AUDITING FEES	16,000
ENGINEERING FEES	130,000
LABORATORY EXPENSE	15,000
PERMIT FEES	4,000
OPERATOR'S FEES	182,000
BOOKKEEPING FEES	25,000
CHEMICALS @ WATER PL.	12,000
R&M: GENERAL	172,000
R&M:WATER PLANT	80,000
R&M:SEWER COLLECTION	253,000
R&M:WATER DISTRIBUTION	200,000
INSPECTION FEES	25,000
TAP EXPENSE	32,000
LEGAL NOTICE & PUBLICATION	2,000
OFFICE EXPENSES	45,000
UTILITIES	102,000
INSURANCE & BONDS	31,000
TRAVEL	11,000
GARBAGE	350,000
MEMBERSHIP FEES	750
ASSESSMENT FEES	6,500
PUMPAGE FEES (WHCRWA)	700,000
PAYROLL TAXES	2,000
SPA AUDIT (JAN-OCT)	7,000
STP CAPITAL EXPENSES	15,000
STORM WATER-DETENTION MOW	136,000
WILLIAMSBURG COLONY STREETLIGHTS	36,000
WILLIAMSBURG STREETLIGHTS	15,000
MISCELLANEOUS EXPENSE	5,000
Total Expense	3,047,250
Surplus (Deficit)	871,867

West Harris County MUD 2
TAXPAYER IMPACT STATEMENT

	Current Budget Fiscal Year Ending Oct 2025**	Proposed Budget Fiscal Year Ending Oct 2026**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$270.98	\$266.74	\$270.98

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$.11000 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.