

**Welcome to
Harris County Municipal
Utility District No. 200
Open House**

Estimate of Probable Costs

Waterworks, Sanitary Sewer, Drainage and Storm Sewer Systems

August 2023

I. Estimated Design, Construction, Purchase and Acquisition Costs

1. Water Supply and Distribution Facilities and Services	\$ 11,325,000
2. Sanitary Sewer Collection, Transportation, Treatment and Disposal Facilities and Services	25,880,00
3. Drainage, Stormwater Detention and Pollution Control Facilities and Services	582,000
4. Land, Easements and Rights-of-Way	150,000
5. Contingencies	7,587,000
6. Engineering	9,105,000
7. Inflation	11,886,000

Total Estimated Design, Construction, Purchase and Acquisition Costs \$ 66,515,000

II. Estimated Incidental Expenses

1. Legal Fees	\$ 1,835,000
2. Fiscal Agent Fees	1,468,000
3. Developer Interest	-
4. Capitalized Interest	-
5. Bond Discount	2,202,000
6. Administrative, Organizational, and Issuance Fees and Expenses	358,000
7. Operating Costs	-
8. TCEQ Bond Proceeds Fee	184,000
9. Bond Application Report Costs	734,000
10. Attorney General Review Fee	74,000

Total Estimated Incidental Expenses \$ 6,855,000

III. Total Estimated Bond Issue Requirement

Total Estimated Bond Issue Requirement \$ 73,370,000

Remaining Unissued Bonds Authorized **(\$21,370,000)**

TOTAL ESTIMATED BOND ISSUE REQUIREMENT \$ 52,000,000

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 200

Wastewater Treatment Plant





Original Plant Construction in 1980 (43 Years old)

- Additional expansion phases occurred in 1984
- Headworks and Beltpress replaced in 2019

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 200

Water Plant No. 1

LEGEND

-  Water Plant No. 1 Boundary
-  HCMUD No. 200 Boundary

Hydropneumatic Tank No. 2

Hydropneumatic Tank No. 1

Booster Pump Room

Surface Water Station

Ground Storage Tank No. 1

Water Well No. 1

Right-Angle Drive Generator and Fuel Tank

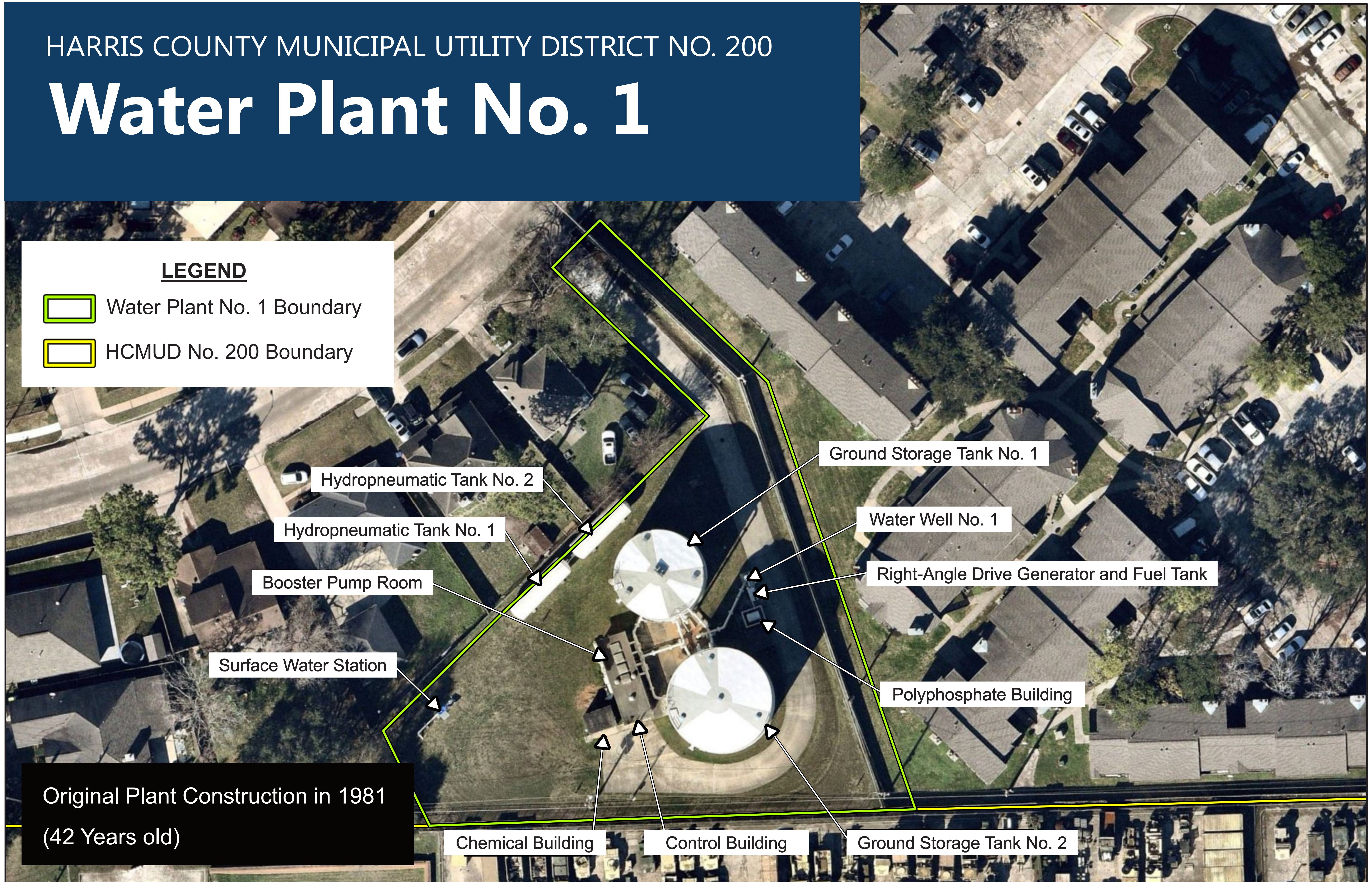
Polyphosphate Building

Original Plant Construction in 1981
(42 Years old)

Chemical Building

Control Building



Ground Storage Tank No. 2



HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 200

Water Plant No. 2

LEGEND

-  Water Plant No. 2 Boundary
-  HCMUD No. 200 Boundary

Ground Storage Tank No. 1

Control Building

Booster Pump Room

Chemical Building

Water Well No. 2

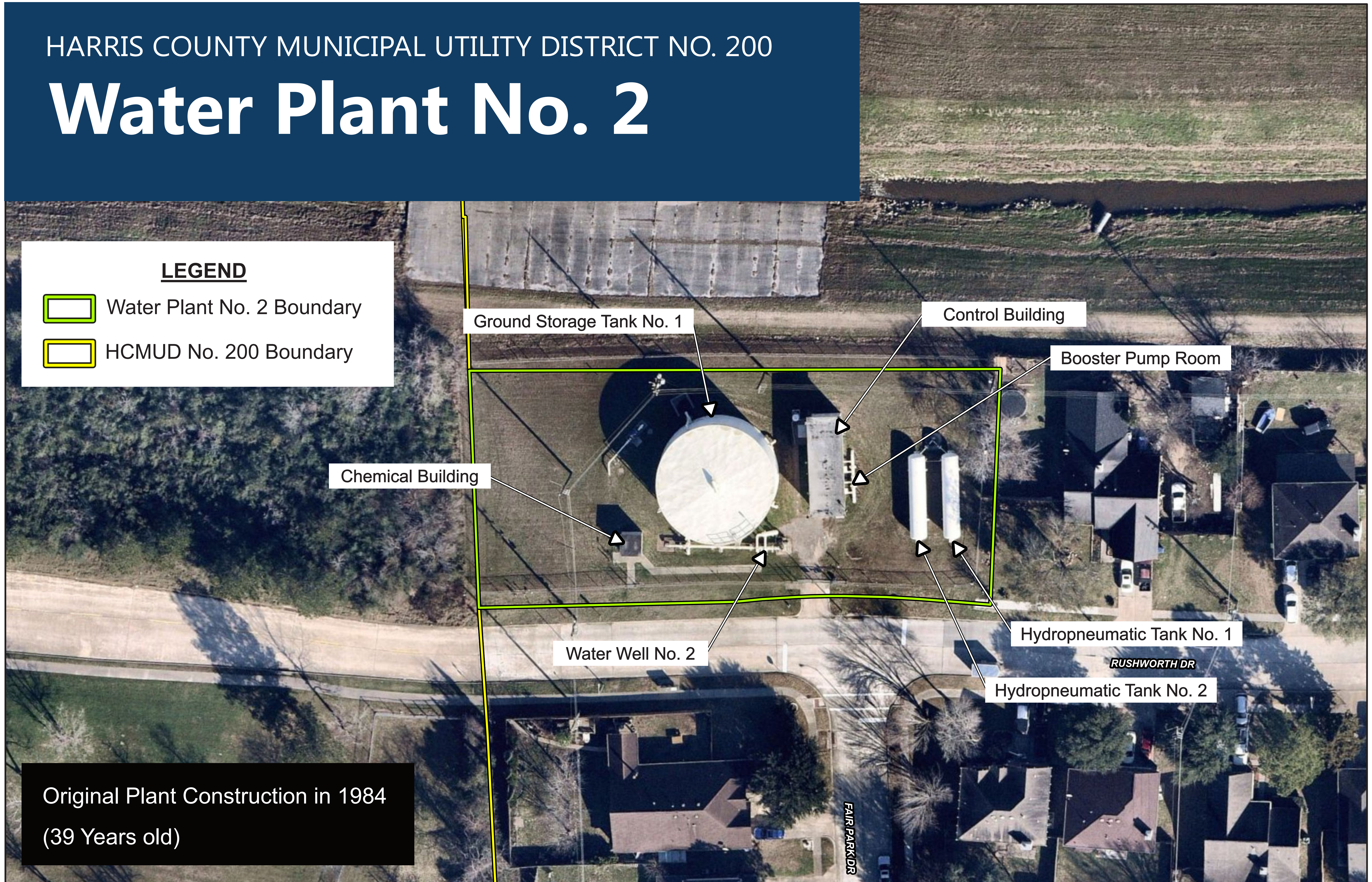
Hydropneumatic Tank No. 1

RUSHWORTH DR

Hydropneumatic Tank No. 2

Original Plant Construction in 1984
(39 Years old)

FAIR PARK DR



HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 200

RBC Treatment Train (End of Useful Life)



Exist RBCs (Corroded Bearings & Shafts)



WWTP Effluent
February 2023
(Bullseye MPU out of service)



Exist Clarifier (Corroded Bridge & Mechanism)

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 200

Bullseye MPU, MCC, & Floodplain



Exist Clarifier (Corroded Bridge & Mechanism)



Exist MCC (Corroded, Outdated, & Unsafe)



Exist Bullseye MPU Interior Wall (Corroded Stiffeners)



Exist Dechlorination Basin & Future 100-Year Base Flood Elevation = 96.38

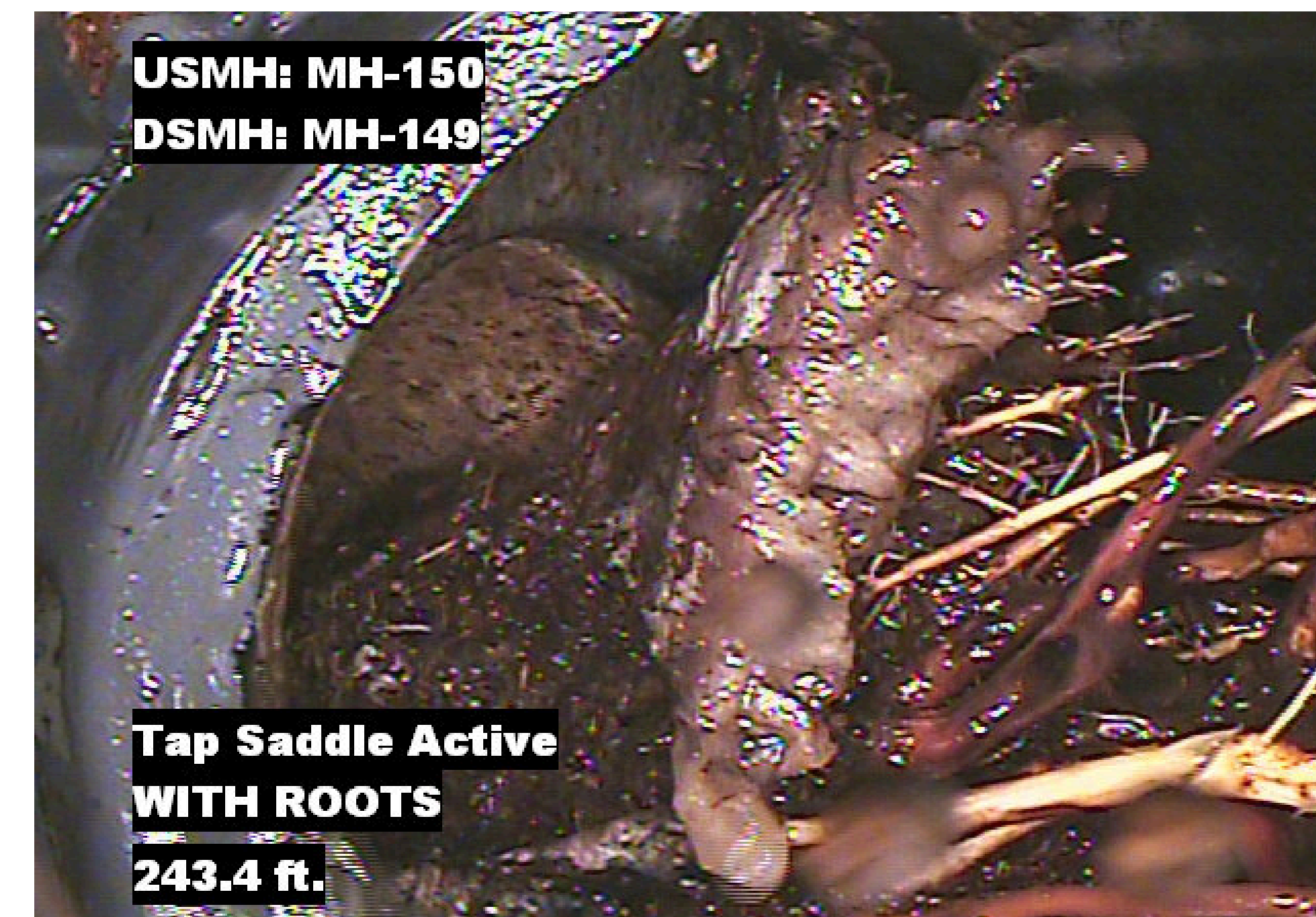
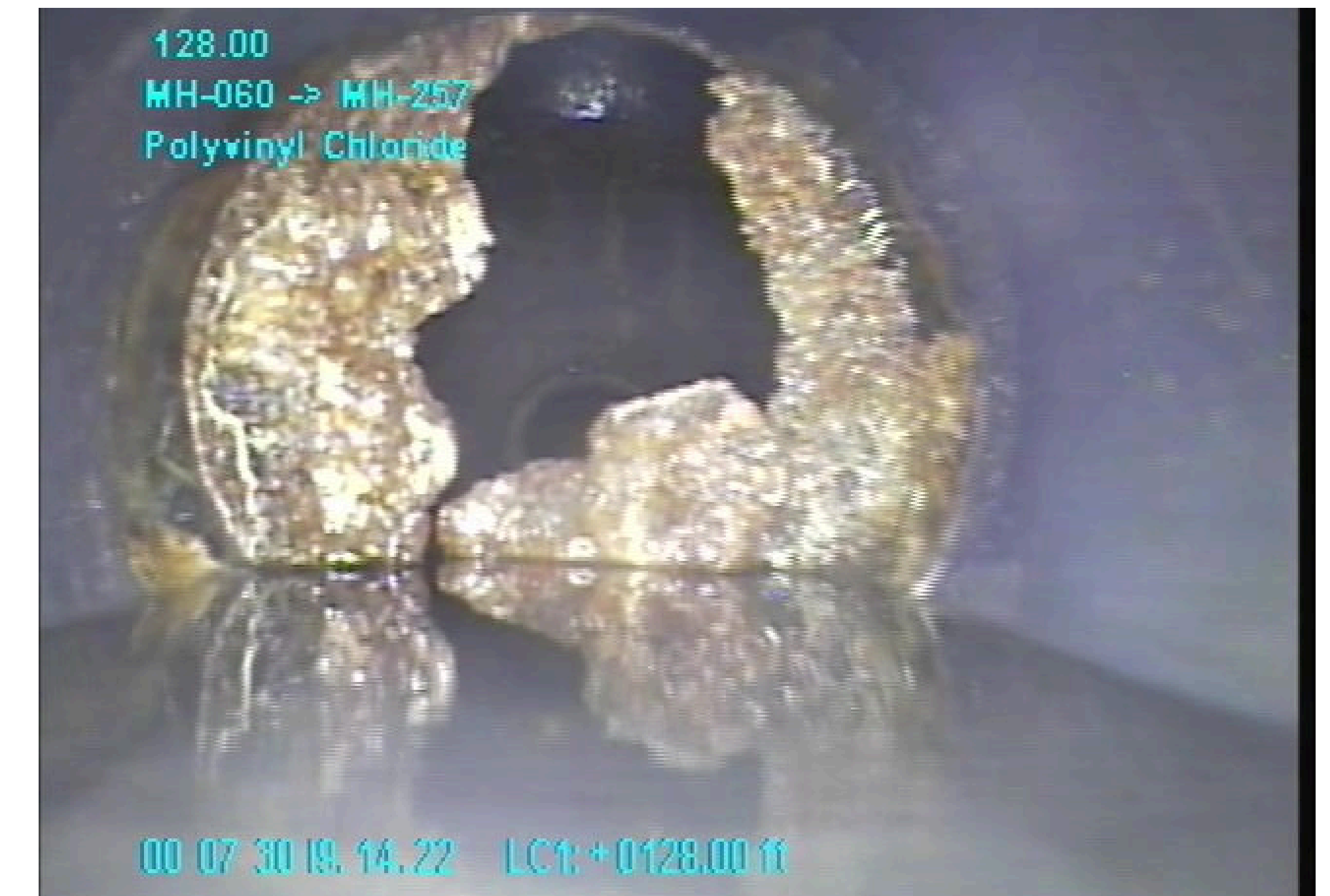
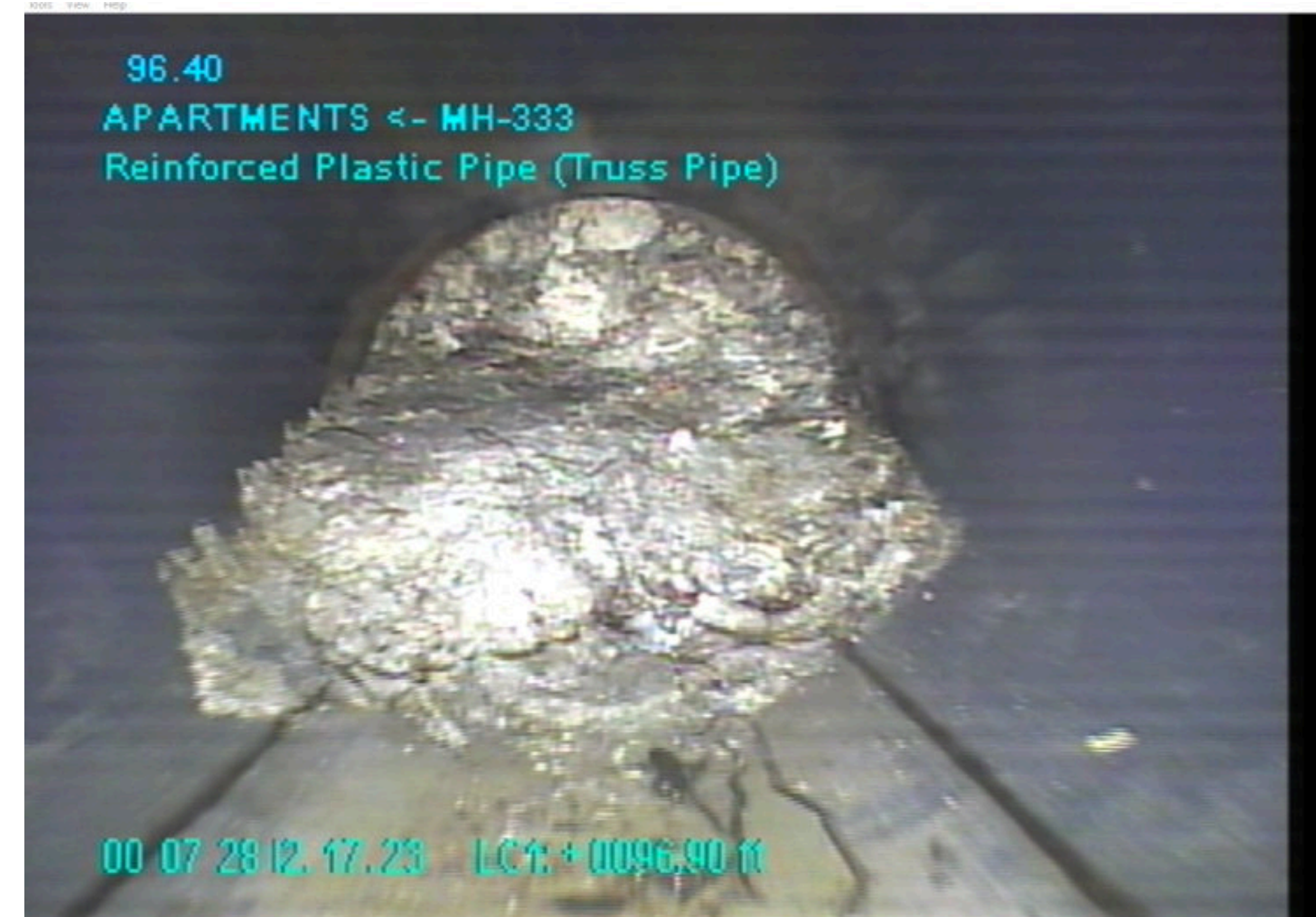
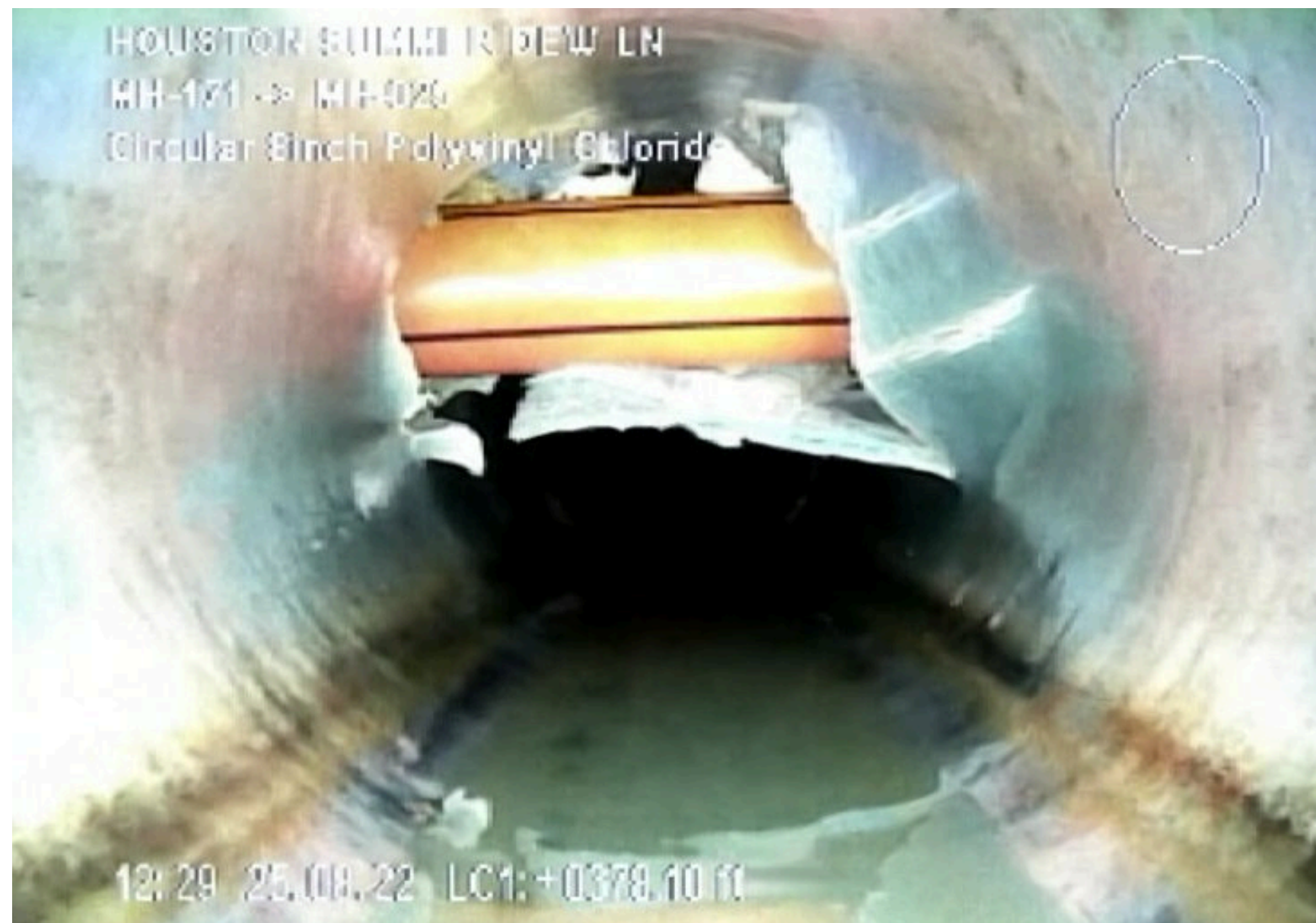
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 200

Additional Wastewater Treatment Plant Photos



HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 200

CCTV Photos



HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 200

Bond Election Anticipated Projects (15 Years)

LEGEND

-  District Projects to be Funded with Proceeds from Future Bond Issues
-  District Boundary

Water Plant No. 2 Improvements

Sanitary Sewer Rehabilitation

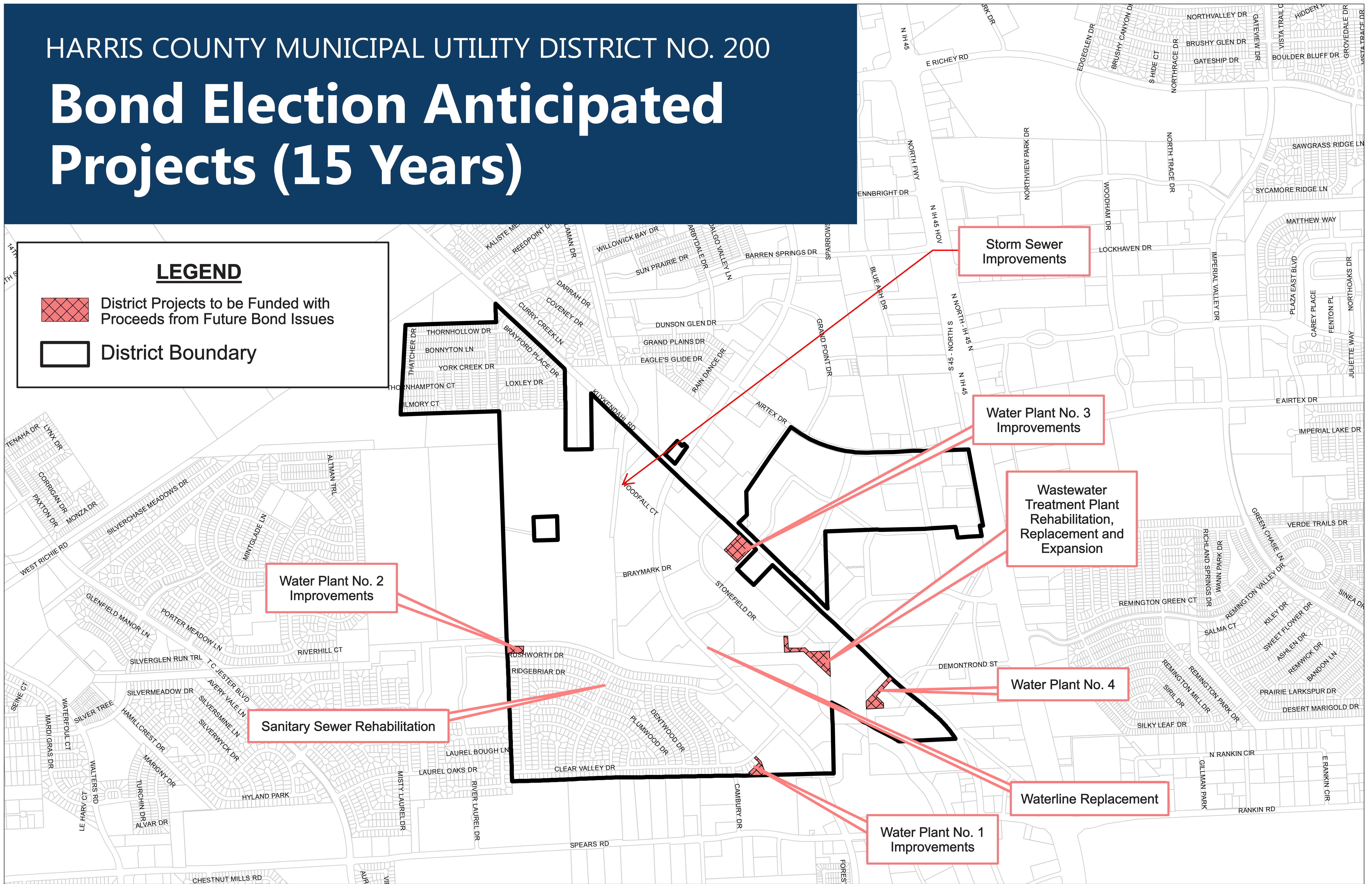
Water Plant No. 1 Improvements

Water Plant No. 4

Water Plant No. 3 Improvements

Wastewater Treatment Plant Rehabilitation, Replacement and Expansion


Storm Sewer Improvements



District Map



LEGEND

 District Boundary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 200

Budgeting Tools for CIP and Maintenance Items



Assumptions:

Number of Connections: 4,707
 2022 Certified Assessed Value: \$529,608,900
 Average Value of Homestead: \$171,414

Bond Assumptions:

Interest Rate: 4.50%
 Years of Level Debt Service: 25
 Non-Construction Costs: 10.00%

Dollars Needed for CIP or Maintenance Items (Annually)	Voted Maximum: \$0.75 2023 M&O tax rate = \$0.3467 ** OPTION 1			OPTION 2		Limited Bond Authorization Remaining: Election Needed for More \$21,370,000 Authorized but Unissued Bonds OPTION 3				
	Financing Using Maintenance Tax			Financing Using Water and Sewer Rates		Financing Using Bonds (Debt Service Tax Rate)				
	Equivalent M&O Tax Rate	Average Tax Bill Increase (Annually)	Average Tax Bill Increase (Monthly)	Water & Sewer Charge Increase (Annually)	Water & Sewer Charge Increase (Monthly)	Approximate Bond Issue Size	Annual Debt Service	Equivalent Debt Service Tax Rate **	Average Tax Bill Increase (Annually)	Average Tax Bill Increase (Monthly)
\$1,000,000	\$0.189	\$323.66	\$26.97	\$212.45	\$17.70	\$1,111,111	\$74,932	\$0.014	\$24.25	\$2.02
\$1,500,000	\$0.283	\$485.49	\$40.46	\$318.67	\$26.56	\$1,666,667	\$112,398	\$0.021	\$36.38	\$3.03
\$2,000,000	\$0.378	\$647.32	\$53.94	\$424.90	\$35.41	\$2,222,222	\$149,865	\$0.028	\$48.51	\$4.04
\$2,500,000	\$0.472	\$809.15	\$67.43	\$531.12	\$44.26	\$2,777,778	\$187,331	\$0.035	\$60.63	\$5.05
\$5,000,000	\$0.944	\$1,618.31	\$134.86	\$1,062.25	\$88.52	\$5,555,556	\$374,661	\$0.071	\$121.26	\$10.11
\$6,000,000	\$1.133	\$1,941.97	\$161.83	\$1,274.70	\$106.22	\$6,666,667	\$449,594	\$0.085	\$145.52	\$12.13
\$7,000,000	\$1.322	\$2,265.63	\$188.80	\$1,487.15	\$123.93	\$7,777,778	\$524,526	\$0.099	\$169.77	\$14.15
\$8,000,000	\$1.511	\$2,589.29	\$215.77	\$1,699.60	\$141.63	\$8,888,889	\$599,458	\$0.113	\$194.02	\$16.17
\$9,000,000	\$1.699	\$2,912.95	\$242.75	\$1,912.05	\$159.34	\$10,000,000	\$674,390	\$0.127	\$218.27	\$18.19
\$10,000,000	\$1.888	\$3,236.61	\$269.72	\$2,124.50	\$177.04	\$11,111,111	\$749,323	\$0.141	\$242.53	\$20.21

** It is anticipated that the Maintenance Tax Rate will be reduced to minimize increase necessary on Debt Service Tax Rate. District's tax rate is comprised of 2 components - Debt Service Tax Rate + Maintenance Tax Rate = Total Tax Rate.

General Information

District Information

- MUD 200 was created in 1980 and encompasses 754 acres.
- MUD 200 provides water, sewer and drainage services to over 14,000 customers.
- Governed by a 5 member elected Board.
- Board meetings are held the 3rd Tuesday of the month and are open to the public.

Board of Directors

- James Wright – President
- Deanna Brown – Vice President
- Yvonne Smith – Secretary
- George Robinson – Assistant Secretary
- Tanya Wilson – Assistant Secretary

Bond Authorization & District Statistics

Bond Authorization

- Proposition A – authorizes the issuance of up to \$52,000,000 in bonds to fund water, sewer and drainage repair, rehabilitation and replacement projects.
- Authorization means issuing bonds is an option, not a requirement.

Bond Issuance

- If authorized, bonds will be issued in increments, over time, and as needed after reviewed by the Board, the TCEQ, and the Texas Attorney General.
- Each new bond issue is evaluated against other funding options to determine the best alternative for any given project.

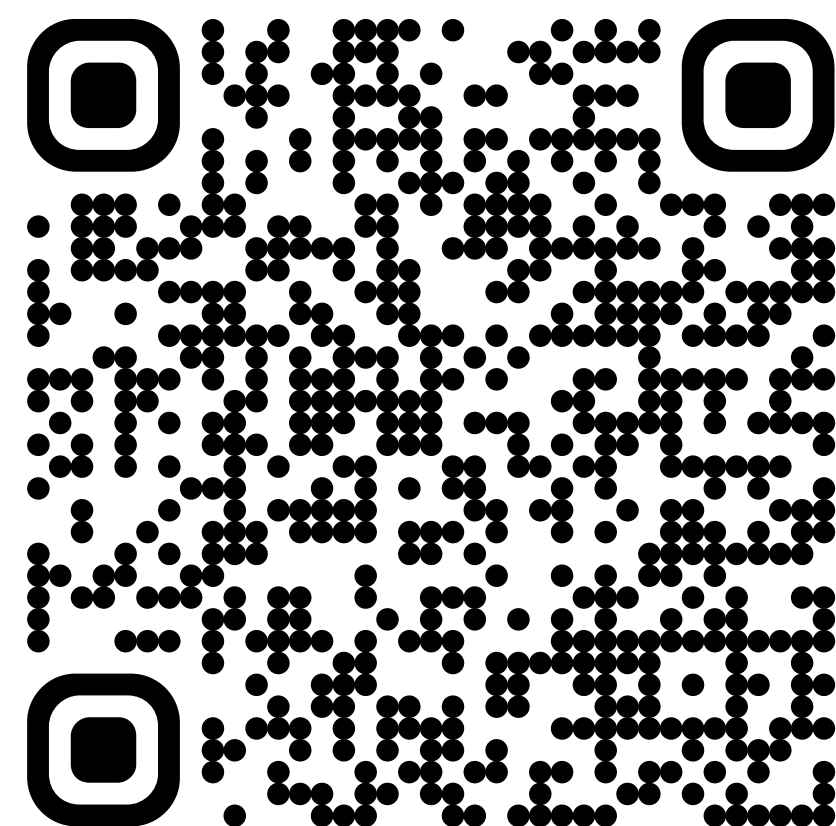
District Statistics

- **2023 Taxable Valuation:** \$530 million
- **Anticipated 2023 Tax Rate:** \$0.5567 per \$100 of assessed valuation
- **Tax Exemptions:** The District grants a 20% homestead exemption (max for MUDs) and a \$5,000 exemption for persons under a disability or 65 years or older.
- **Bonds Sold:** \$34,330,000 in bonds previously sold to finance utility infrastructure
- **Bond Authorization Remaining:** \$21,370,000 in bond authorization remaining
- **S&P Bond Rating:** A

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 200

Election Procedures and Hours of Operation

- The Bond Election will be administered by Harris County.
- There are 68 Early Voting polling locations.
- There are over 700 Election Day polling locations.
- Polling locations are subject to change by Harris County.
- Visit <https://www.harrisvotes.com/Vote-Centers> for the polling location closest to you.



Early Voting Hours of Operation

DAYS	DATES	HOURS
Mon – Sat	Oct 23 – 28	7 am - 7 pm
Sunday	Oct 29	12 pm - 7 pm
Mon – Fri	Oct 30 – Nov 3	7 am to 7 pm

Election Day

TUESDAY	Nov 7	7 am – 7pm
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Ballot Language

Proposition A:

THE ISSUANCE OF UP TO \$52,000,000 IN TOTAL PRINCIPAL AMOUNT OF BONDS FOR WATER, SANITARY SEWER AND DRAINAGE FACILITIES AND THE IMPOSITION OF TAXES, WITHOUT LIMIT AS TO RATE OR AMOUNT, SUFFICIENT TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS

The text “levy of taxes, without limit as to rate or amount” on the ballot simply means that MUD 200 can commit to bond buyers to levy the required tax rate, depending on property values, to pay the principal and interest on the bonds issued. An “unlimited tax” pledge is the strongest pledge a governmental entity can make and will allow MUD 200 to borrow at the lowest possible interest rates.