

NOTICE OF MEETING
Board of Directors
TREASURE ISLAND MUNICIPAL UTILITY DISTRICT

Date of Meeting: Thursday, September 17, 2026
Time of Meeting: 6:00 p.m.
Place of Meeting: 146 Fathom Drive, Freeport Texas 77541

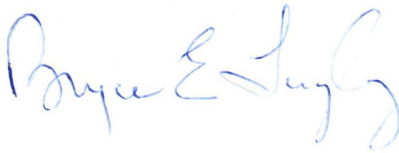
This Notice of Meeting is given and posted pursuant to the Texas Open Meetings Act, contained in Chapter 551 of the Texas Government Code. Capitalized words and phrases have the meaning given to them in the Act. The Meeting will be held at the Date, Time and Place stated above. The Board of the Governmental Body will or may deliberate upon the items listed in the agenda below. Any agenda item is subject to being passed or tabled, and if addressed subject to discussion only, action only, or both discussion and action. All portions of the Meeting shall be Open, unless a Closed Meeting is held when permitted, and in the manner specified by, the Act.

If the Act permits all or any portion of the Deliberation of an agenda item to be Closed, the Governing Body may enter into a Closed Meeting whether or not the agenda item below states that a Closed Meeting for such an item is anticipated. agenda items are not required to be considered in the same order as listed in the agenda. Any agenda item(s) may be tabled for Deliberation at a later Meeting or removed from the agenda. Any such tabled or removed agenda item may be placed on an agenda for a later Meeting for which Notice has been given and posted pursuant to the Act.

AGENDA

- 1 . Convene meeting and roll call; establish a quorum
- 2 . Recognize guests
- 3 . Open floor to members of the public, or of the governing body, for inquiries about a subject not listed on the following agenda. Speakers shall limit their remarks to three (3) minutes or less. Specific information, or existing policy, may be stated in response to an inquiry. However, any deliberation or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting for potential consideration, full discussion and/or possible action.
- 4 . Civic Association Briefing
- 5 . Municipal Operations and Consultant (MOC) Briefing
- 6 . Approval of previous meeting minutes
- 7 . Review and approve annual audit report

8. Convene Public Hearing to receive comments or questions regarding approved proposed property tax rate for property tax year 2027
9. Board Officer Reports
10. **CLOSED MEETING to discuss, deliberate the appointment, employment, evaluation, reassignment, duties, discipline, compensation or dismissal of a District Officer or employee, under Section 551.074(a)(1) of the Act.**
11. Return to Open Meeting and take any action that may follow from Closed Meeting session(s).
12. Adjourn Meeting



p.p. **Richard Lawler, President of Board of Directors**

Water District

Notice of Public Hearing on Tax Rate

The TREASURE ISLAND MUD will hold a public hearing on a proposed tax rate for the tax year 2026 on September 17, 2026 at 6:00PM at 146 Fathom Drive, Freeport, TX 77541. Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and on the change in the taxable value of your property in relation to the change in taxable value of all other property. The change in the taxable value of your property in relation to the change in the taxable value of all other property determines the distribution of the tax burden among all property owners.

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

For the proposal:	Rick Lawler	Bryce Langley
	Richard Roe	Roy Scott
	Mike Elam	

Against the proposal: None

Present and not voting: None

Absent: None

The following table compares taxes on an average residence homestead in this taxing unit last year to taxes proposed on the average residence homestead this year.

	Last Year	This Year
	\$0.252864/\$100	\$0.283605/\$100
Total tax rate (per \$100 of value)	Adopted	Proposed
Difference in rates per \$100 of value		\$0.030741
Percentage increase/decrease in rates(+/-)		12.16%
Average residence homestead appraised value	\$504,280	\$465,356
General homestead exemptions available (excluding 65 years of age or older or disabled person's exemptions)	\$63,035	\$58,170
Average residence homestead taxable value	\$441,245	\$407,186
Tax on average residence homestead	\$1,115.75	\$1,154.80
Annual increase/decrease in taxes if proposed tax rate is adopted(+/-)		\$39.05
and percentage of increase (+/-)		3.50%

NOTICE OF VOTE ON TAX RATE

If the district adopts a combined debt service, operation and maintenance and contract tax rate that would

result in the taxes on the average residence homestead increasing by more than 3.5 percent, an election must be held to determine whether to approve the operation and maintenance tax rate under Section 49.23602, Water Code. An election is not required if the adopted tax rate is less than or equal to the voter-approval tax rate.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.