

## **HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248**

Minutes of Meeting of Board of Directors  
February 13, 2019

The meeting of the Board of Directors (“Board”) of Harris County Municipal Utility District No. 248 (“District”) was held at 2727 Allen Parkway, Suite 1100, Houston, Texas 77019 on February 13, 2019 with a quorum of Directors present, as follows:

A. Richard Wilson, President  
Michael D. Yancey, Vice President  
Long Nguyen, Secretary  
E. Paul Daigle, Jr., Director  
Richard Ford, Director

and the following absent:

None.

Also present were Mr. Jerry Homan, Mr. Patrick Newton, Mr. Bob Ideus, Ms. Marie Godard, Ms. J. Hooper, Mr. J.W. Fields, Mr. Dan Muniza, and Mr. Wm. Scott Smith.

The meeting was called to order and declared open for such business as might regularly come before it.

1. Mr. Newton updated the Board with respect to the design proposal for the trail system. The proposal is for the design of the two phases of the trail system for each subdivision. The District will have the opportunity to determine the scope and timing of construction at a later date. Upon motion duly made, seconded, and unanimously carried, the Board approved the proposals as presented.

2. Mr. J.W. Fields and Mr. Dan Muniza with Trammell Crow Company addressed the Board regarding the proposed development of the Weiser Airport property. The property would generate approximately \$130,000,000 in value for the District and would be comprised of office warehouse and light industrial uses consistent with other assets in the area. The initial utility demand is approximately 220 equivalent single-family connections. The Board welcomed the developers and noted that should the Board desire, the engineer would require a deposit to conduct a feasibility study for the tract.

3. The Board then reviewed the minutes of the meeting held on January 9, 2019. Upon motion duly made, seconded, and unanimously carried, the Board approved the minutes as presented.

4. Mr. Ideus presented the bookkeeper’s report, a copy of which is attached. Upon motion duly made, seconded and unanimously carried, the Board approved the bookkeeper’s report and the checks listed thereon.

5. Ms. Hall presented the tax assessor-collector’s report indicating that as of

the date of the report 2018 taxes were 64% collected but 92% collected as of the date of the meeting. Upon motion duly made, seconded and unanimously carried, the Board approved the tax assessor-collector's report and the checks drawn on the tax fund.

6. The Board unanimously approved an additional 20% penalty on delinquent taxes to defer the cost of collection pursuant to the provisions of the Texas Tax Code.

7. Mr. Homan presented the operator's report indicating that water accountability was 100% for the month and there were 10.9 million gallons of water use. There were 734 bills mailed. In response to a prior question from the Board, Mr. Homan reported that there are 140 homes within the White Oak Springs subdivision and 542 homes within the White Oak Falls subdivision. There are two pending commercial taps. The Board then reviewed the write-off list and unanimously approved submissions of the accounts in excess of \$25.00 to the collection agency. The operator then submitted a list of delinquent accounts to the Board for termination of utility service and stated that the accounts in question have been given written notification of the opportunity to appear, either in person or in writing, at the Board meeting to contest, explain, or correct the charges, services, or disconnection. The operator noted that the accounts listed have neither attended the Board meeting nor contacted the operator's office or the District to contest or explain the charges. Accordingly, utility service to said accounts was authorized to be terminated pursuant to the provisions of the District's Rate Order.

8. The Board reviewed a proposal for an updated operator's fee schedule. Upon motion duly made, seconded and unanimously carried, the Board approved the updated fee schedule with an effective date of April 1, 2019. Mr. Homan noted that he will be presenting a proposal for water and sewer rate increases in June, 2019.

9. The Board reviewed and unanimously approved the District's Identity Theft Prevention Program.

10. Mr. Newton presented the engineer's report and noted that the application for the annexation of the Molto Properties tract is pending at the City of Houston. The Board reviewed proposals for construction of utilities to serve the Molto Properties tract. The low bidder was T&T Miller Construction Services, LLC with a bid of \$255,187.50 which the Board unanimously approved. The Board discussed utilities to the Triangle Tract. The Board noted that a new Honda motorcycle and ATV dealership has purchased the tract for construction of a new facility and likely will be addressing the Board at the next meeting to discuss extension of utilities.

There being no further business to come before the Board, the meeting was adjourned.

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Secretary