

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

Minutes of Meeting of Board of Directors  
May 8, 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 May 8, 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

and the following absent:

Richard Ford, Director.

Also present were Mr. Jerry Homan, Mr. Patrick Newton, Ms. Marie Godard, Ms. J. Hooper, Mr. Loren Morales, Mr. J.W. Fields, Mr. Dan Muniza, representatives of Trammel Crow Company, Ms. Pat Hall, Mr. Bob Ideus, and Mr. Wm. Scott Smith.

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

1. The Board reviewed the minutes of the meeting held on April 10, 2019. Upon motion duly made, seconded, and unanimously carried, the Board approved the minutes as presented.

2. Mr. Newton presented an update on the design of the trail system. The Board reviewed an updated layout of the trail system and discussed alternatives for tying into existing trail and road facilities.

3. 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.

4. The Board discussed the proposed annexation and redevelopment of an approximately 132-acre site currently operated as the Weiser Airport. Mr. Newton presented an engineering feasibility study of the project which indicates that the District is capable of serving the development. There would have to be additional water and wastewater treatment capacity purchased from Harris County Freshwater Supply District No. 61. Mr. Morales presented a summary of the financing for both water, sewer and drainage facilities and for a designated-area-road bond to finance an extension of Fallbrook Drive. The financial feasibility report indicates that the District could reimburse the developer for the water, sewer and drainage facilities and road facilities at some point in the future with the timing and amount of the reimbursement dependent upon the amount of assessed valuation on the ground by the developers. The Board discussed the proposal and requested that there be a special Board meeting held on May 23<sup>rd</sup> to

further define the project. In the meantime, upon motion duly made, seconded and unanimously carried, the Board approved the developer moving forward with the preliminary steps for the annexation of the tract, negotiation of a draft reimbursement contract, and requested the District's consultants to prepare a bullet-point list of the terms of the development and financing.

5. Ms. Hall presented the tax assessor-collector's report indicating that 2018 taxes were 99.2% collected. 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. Mr. Homan presented the operator's report indicating that there were 735 bills mailed to District customers and water accountability was 103% for the month. There were ten bacteriological samples taken. Construction along the U.S. Highway 290 corridor is progressing; however, there continues to be adverse impacts on businesses in the area due to the limited access. There was also one repair to the Huffmeister lift station during the prior month.

7. Mr. Newton presented the engineer's report and stated that the utilities to serve the Molto Property project are under construction. Mr. Smith noted that the City of Houston has on their agenda for this week the consent to the annexation of the Molto Property project.

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

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Secretary