

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248

Minutes of Meeting of Board of Directors
March 10, 2021

The meeting of the Board of Directors (“Board”) of Harris County Municipal Utility District No. 248 (“District”) met by videoconference/telephone conference call on March 10, 2021, in accordance with the duly posted notice of said meeting and with the March 16, 2020 Order of Governor Abbott., with a quorum of Directors present, as follows:

A. Richard Wilson, President
Marie Godard, Vice President
Long Nguyen, Secretary
E. Paul Daigle, Jr., Treasurer
Richard Ford, Director

and the following absent:

None.

Also present were Mr. Dan Muniza, Mr. J.W. Fields, Mr. Jerry Homan, Mr. Brian Breeding, Ms. Jennifer Hanna, Ms. Pat Hall, Mr. Loren Morales, Mr. Patrick Newton, 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 opened the floor for public comment. No public comment was presented.

2. The Board unanimously approved the minutes of the meeting held on February 10, 2021.

3. The Board discussed the status of development of the Weiser Business Park with Mr. Fields and Mr. Muniza. All infrastructure projects currently are under construction or are ready to begin shortly. Two of the existing buildings on the tract have been sold to end-users, and a 3-acre site will begin construction in the summer of 2021. The initial phase of building construction is scheduled to begin in the second half of 2021. The Board discussed the proposed reimbursement of water, sewer, drainage, and road facilities for the project. It appears that the building progression will be adequate in order to justify an initial bond issue to reimburse the developers in 2022, with other bond issues following depending on the progress of building construction. The Board reviewed the plan of financing with Mr. Morales, the financial advisor. After discussion, the Board unanimously approved the updated plan of financing for the Weiser Business Park development and ratified the District’s obligations for developer reimbursement under the developer reimbursement agreement with Weiser Business Park Land, LLC.

4. Mr. Ideus presented the bookkeeper’s report. Upon motion duly made,

seconded and unanimously carried the Board approved the bookkeeper's report and the checks listed thereon.

5. The Board reviewed and unanimously approved the operating budget for the fiscal year ending March 31, 2022 along with an additional \$10,000 line item for detention pond maintenance.

6. The Board unanimously approved engaging BKD to conduct the audit for the fiscal year ending March 31, 2021.

7. Ms. Hall presented the tax assessor-collector's report indicating that 2020 taxes are 95% 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 checks drawn on the tax fund.

8. Mr. Breeding presented the operator's report indicating that water accountability was 99% for the month and 703 bills were mailed to District customers. The Board discussed with the operators the District's performance during the recent winter storm event. and noted that there were no boil-water notices required to be issued. The District maintained sufficient water supply and pressure during the event. Mr. Homan also noted that the operators received a note of gratitude from the North Cypress Medical Center for maintaining water supply during the event. The operators then presented a proposal for an adjustment of the water supply cost and infrastructure rehabilitation fee pursuant to the respective agreements between the two districts which the Board unanimously approved. Mr. Homan stated that he recommends that no late fees and utility disconnections be assessed in the month of April, 2021 due to potential high water usage during the winter freeze event which the Board unanimously approved.

9. Mr. Newton presented the engineer's report including Pay Estimate No. 4 for the Weiser detention pond which the Board unanimously approved. The traffic signal at water sewer and drainage facility and road construction is about to begin. The engineer is reviewing the requirements for the EPA risk and resilience assessment for the District. In addition, the lift station rehabilitation project is substantially complete pending the inspection.

10. The Board then considered a capital improvement plan for the District. After a discussion of the items in the plan, including a discussion of installation of electric metering systems, the Board unanimously approved the capital improvement plan, unanimously approved proceeding with the automated meter installation, and unanimously approved adding funds to the capital improvement plan for installation of playground facilities.

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

Secretary