

## HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248

Minutes of Meeting of Board of Directors  
October 13, 2021

The meeting of the Board of Directors (“Board”) of Harris County Municipal Utility District No. 248 (“District”) was held at 13205 Cypress North Houston Road, Cypress, Harris County, Texas on October 13, 2021 with a quorum of Directors present, as follows:

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

and the following absent:

Richard Ford, Director.

Also present were Ms. Pat Hall, Mr. Brian Breeding, Mr. Jerry Homan, Mr. Loren Morales, Mr. Bob Ideus, Mr. Patrick Newton, Mr. Johnny Williams, Ms. Pam McGee, Harris County Fresh Water Supply District staff, 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 September 22, 2021.

3. Mr. Newton presented the engineer’s report and noted that the detention pond excavation is complete for the Weiser Business Park. The lift station is also complete, and the traffic signal is on hold pending the paving catching up to the area. Utility work is substantially complete for the water sewer and drainage facilities. Mr. Newton presented a draft of a feasibility study for the potential annexation of tracts along the U.S. Highway 290 frontage road. Based on the results of the study it appears that the development costs for the installation of water sewer and drainage facilities for the area is far in excess of the amount that would be financed through a bond issue. The report notes that there is only very limited assessed valuation that is currently or anticipated to be developed on these tracts. Accordingly, the Board determined that it was not feasible to annex the tracts at this time under the proposed scenario.

4. The Board considered the detention pond maintenance contract proposals. The Board reviewed the bids recalculated by Champions Hydro-Lawn to reallocate costs to different categories with the overall bid being the same. After discussion, upon motion duly made, seconded and unanimously carried, the Board determined that the proposal from Champions Hydro-Lawn was the bid that was most advantageous to the District and accordingly awarded the contract to Champions Hydro-Lawn.

5. Mr. Newton stated that the playground platting for the White Oak Springs Homeowners Association playground is underway and the Board unanimously approved a letter to Harris County indicating the District has no objections to the replat and would provide water and sewer service to the site as required.

6. 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.

7. Ms. Hall presented the tax assessor-collector's report indicating that 2020 taxes are 99% collected. 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. The Board opened a public hearing on the proposed 2021 tax rate. There being no comment, the Board closed the public hearing. On motion duly made, seconded and unanimously carried, the Board adopted the attached Order setting a debt service tax rate of \$0.31 and an operations and maintenance tax of \$0.15 for total of \$0.46 for the 2021 tax year.

9. Mr. Breeding presented the operator's report indicating that water accountability is 96% and the meter installation project is nearing completion. There were no unusual operating conditions within the District. Mr. Breeding and Mr. Homan updated the Board with respect to the billing and software utilized for the electronic meter project. In that regard, the Board unanimously approved entering into contracts with Invoice Cloud for customer payment processing and authorized Pam McGee of Harris County Fresh Water Supply District No. 61 to sign the contract.

10. Mr. Williams presented the detention pond maintenance report and noted that the Harris County Flood Control District has approved the desilting in areas in their channel that impact the District detention facilities. The modifications to the 290 Commons detention pond are underway by TxDOT. There were no other unusual conditions with respect to the facilities.

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

  
Secretary

## HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248

### NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested parties that the Board of Directors of the captioned District will hold a public meeting at 13205 Cypress North Houston Road, Cypress, Harris County, Texas.

The meeting will be held at **11:30 a.m. on Wednesday, October 13, 2021.**

The subject of the meeting is to consider and act on the following:

1. Public comments
2. Minutes of meeting held September 22, 2021
3. Developer's report; Weiser Business Park development; reimbursement of water, sewer, road, and drainage facilities; Proposed annexation of land into District
4. Bookkeeper's report; pay bills; investment of District funds
5. Tax assessor-collector's report; invoices and checks; status of delinquent taxes; authorize termination of water service; authorize writing off accounts as appropriate
6. Public Hearing on Proposed 2021 Tax Rate
7. Order Setting Tax Rate, Approving Tax Roll, and Levying Debt Service Tax and Maintenance and Operation Tax for the Year 2021; Amendment to Statement of Directors; Update Compliance Report
8. Operator's report; repair and maintenance of District water, sewer, and drainage facilities; customer appeals and account adjustments; termination of service for delinquent accounts; authorize writing off uncollectable accounts; status of meter installation; status of vacant homes along Kirkland Woods Drive
9. Contracts for payment processing for customer payments with Invoice Cloud
10. Detention pond operator report; authorize repair and maintenance
11. Proposals for detention pond operations contract
12. Engineer's report; project design, approve award of construction contracts; approve change orders, pay estimates, and advertisement for bids; utility commitments; advertisement for bids



  
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Wm. Scott Smith  
Attorney for the District

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

**Order Setting Tax Rate, Approving Tax Roll, and Levying Debt Service Tax  
and Maintenance and Operation Tax for the Year 2021**

The Board of Directors (“Board”) of Harris County Municipal Utility District No. 248 (“District”) met at 13205 Cypress North Houston Road, Cypress, Texas on October 13, 2021, in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

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

and the following absent:

Richard Ford, Director

when the following business was transacted:

The Order set out below was introduced and considered by the Board. It was then moved, seconded and unanimously carried that the following Order be adopted:

Whereas, the Chief Appraiser of the Appraisal District in which the District participates has certified the tax roll of the District for the year 2021.

Whereas, in determining the tax rate to be levied, the Board has considered 1) the amount which should be levied for maintenance and operation purposes; 2) the amount which should be levied for the payment of principal, interest, and redemption price of each series of bonds or notes payable in whole or in part from taxes; and 3) the percentage of anticipated tax collections and the cost of collecting taxes, all in accordance with § 54.602(b) of the Texas Water Code.

Whereas, a majority of the electors voting in an election held for and within the District have heretofore approved and authorized the levy and collection of a tax for operations and maintenance purposes.

Therefore be it ordered by the Board of Directors as follows:

**I.**

The Board hereby directs that there be levied on all taxable property within the District an ad valorem tax for the year 2021 at the rate of \$0.15 per \$100 of assessed valuation for maintenance and operations.

**II.**

The Board hereby directs that there be levied on all taxable property within the District an ad valorem tax for the year 2021 at the rate of \$0.31 per \$100 of assessed valuation for debt service.

**III.**

The Board hereby approves the tax roll of the District as prepared by the tax assessor-collector for the year 2021.

**IV.**

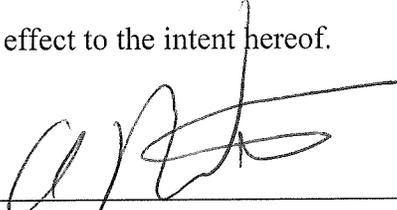
Taxes shall be due and payable when billed and shall be paid on or before January 31, 2022. All taxes not paid before February 1, 2022 shall become delinquent on that date, and penalty and interest will be added in accordance with the Texas Property Tax Code.

**V.**

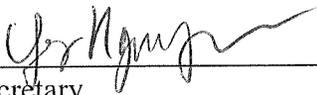
The Board hereby authorizes and instructs the District's tax assessor-collector to assess and collect the taxes authorized by the Board in this Order.

VI.

The Board hereby authorizes the President or Vice President to execute this Order and Secretary or Secretary Pro Tempore to attest to this Order on behalf of the Board and the District, and to do any and all things necessary to give effect to the intent hereof.

  
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President

ATTEST:

  
\_\_\_\_\_  
Secretary

