

## HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248

Minutes of Meeting of Board of Directors  
February 9, 2022

The meeting of the Board of Directors ("Board") of Harris County Municipal Utility District No. 248 ("District") was held at 2727 Allen Parkway, Suite 110 Houston, Texas, on February 9, 2022 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. Patrick Newton, Ms. Pat Hall, Mr. Jerry Homan, Mr. Brian Breeding, Ms. Leslie Cook, Mr. Loren Morales, Mr. Bob Ideus, Mr. Dan Muniza, Mr. Jeremy Garner, Mr. David Cisneros, 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 January 12, 2022.
3. Ms. Hall presented the tax assessor-collector's report noting that 2021 taxes are 63% collected but the tax office is still processing January payments. Upon motion duly made, seconded and unanimously carried, the Board approved the tax assessor-collector's report and checks drawn on the tax fund.
4. The Board unanimously approved imposing an additional 20% penalty on delinquent taxes to defray the cost of collection in accordance with the provisions of the Texas Tax Code.
5. 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.
6. Mr. Muniza, Mr. Garner and Mr. Cisneros addressed the Board regarding the status of the Weiser Business Park development. Mr. Newton noted that the detention pond inspection is scheduled for the current week. The roads and utilities should be completed in the

second quarter of 2022, while Buildings Nos. 1-3 currently are nearing 50% completion. Phase 2 of the project is currently under the permitting process. The Board noted that at the prior Board meeting the District authorized the engineer to proceed with the preparation of the bond application for reimbursement of all water sewer and drainage facilities for the Weiser project. Mr. Morales and Ms. Cook then updated the Board with respect to the plan of financing for reimbursement of utilities to the Weiser Business Park developers. With construction of Buildings 1 through 3 expected to be completed in August or September 2022, Mr. Morales stated that the expectation is to issue approximately \$7,000,000 in bonds to reimburse the Weiser developers in fall of 2022 and the remaining amount of approximately \$6,000,000 in the first or second quarter of 2023. After discussion, upon motion duly made, seconded and unanimously carried, the Board approved the reimbursement plan as described by the District's financial advisor.

7. Mr. Breeding presented the operator's report indicating that water accountability was 99% for the prior month with 9.3 million gallons of water purchased. The installation of the refurbished lift station pumps is underway. Mr. Homan stated that the vacant homes near the railroad tracks in White Oak Falls subdivision may be reestablished with new water connections at the request of the owner. Mr. Homan stated that the old Gander Mountain facility is expected to be converted into a Tesla Motors sales office.

8. The Board reviewed its identity theft prevention program and noted that no changes to the program are required at this time.

9. Mr. Newton presented the engineer's report and noted that the Weiser detention pond is nearing completion. The utilities road and traffic signals for the Weiser project are nearing completion as well. Mr. Newton stated that there has been no official response from Harris County regarding the proposed condemnation of land for construction of a detention pond in the Weiser Business Park tract. However, there is a meeting scheduled with Harris County Flood Control District representatives to review alternatives in this regard. Mr. Newton remains hopeful that a more effective solution may be found. The Kensinger developers have requested additional information and an additional meeting with the engineers regarding the proposed annexation of land into the District. The Board unanimously approved the engineer's proposal for preparation of the bond application previously approved by the Board. The Board also discussed a request from the owners of Carl's Barbeque for annexation of land into the District. The Board deferred consideration of this request to a later date.

10. The Board unanimously approved calling a directors election for May 7, 2022.

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

  
Secretary