

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248

Minutes of Meeting of Board of Directors
May 11, 2022

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, on May 11, 2022 with a quorum of Directors present, as follows:

A. Richard Wilson, President
Marie Godard, Vice President
Long Nguyen, Secretary
Richard Ford, Director
Dedrick Wilmer, Director

and the following absent:

None.

Also present were Mr. Lucian Landreville, Mr. Jerry Homan, Mr. Brian Breeding, Mr. Patrick Newton, Mr. Bob Ideus, Mr. Scott Gray, Ms. Leslie Cook, Ms. Rhonda Shepherd, 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. The Board recognized Ms. Rhonda Shepherd, a resident of White Oak Springs and a member of the White Oak Springs Homeowners Association. Ms. Shepherd requested that the District consider taking on the garbage contract for the residential homes in the District. The homeowners’ association in White Oak Springs currently has a contract and has experienced an approximately 20% increase in the garbage fees with an expectation of additional price adjustments to come. The homeowners’ association is unable to match these costs because of limits in their bylaws on the amount of fee increases that the District can bear. The Board noted that it would consider the matter at a future meeting.

2. The President of the Board then executed Certificates of Election indicating that Directors Ford and Wilmer were elected to serve four-year terms on the Board. The newly elected directors presented their Statements of Appointed/Elected Officer and Letters of Qualification and Oaths of Office. Upon motion duly made, seconded and unanimously carried, the Board accepted their Oaths of Office, included them under the Directors’ Faithful Performance Bond, and the directors participated in the remainder of the meeting. Directors Ford and Wilmer completed disclosure questionnaires indicating that they had no conflicts of interest to disclose to the Board of Directors.

3. The Board considered election of officers. Upon motion duly made, seconded and unanimously carried, the Board approved Richard Wilson as President, Long Nguyen as Secretary, and Marie Godard as Vice President.

4. The Board unanimously approved the minutes of the meeting held on April 13, 2022.

5. Mr. Smith stated that he had spoken with the representatives of the Weiser Business Park and noted that Phase 1 of the project is approximately 80% complete. Bids will be solicited for Building 4 in the development in the coming days. There are no further developments with respect to the proposed transfer of the Weiser detention pond to Harris County. The Board discussed the proposed bond issue to reimburse water sewer and drainage facilities for the Weiser Business Park, and Ms. Cook noted that currently it is anticipated that the District will receive TCEQ approval in June and likely will be prepared to sell bonds in August of this year.

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. Mr. Landreville presented the tax assessor-collector's report indicating 2021 taxes are 93.2% collected. Mr. Smith noted that there are 37 tax accounts owned by the Texas Central Railroad that remain unpaid as of this date for 2021 taxes. 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 90% and 96% year-to-date. There were 703 bills mailed. The White Oak Falls lift station replacement is pending. Currently there are 13 new taps in progress for the Weiser project. Mr. Homan noted that the contractor for the Weiser Park has been running water excessively resulting in low water accountability. The owner of the Weiser Business Park will be billed for the additional water and passed on to the contractor. Mr. Homan then noted that there will be a townhall meeting with Precinct 3 Commissioner Tom Ramsey on May 19 and invited all to attend.

9. Mr. Gray presented the detention pond report and noted that there are no issues with respect to the detention pond.

10. Mr. Newton presented the engineer's report including Pay Estimate No. 7 and Final and a final change order for the Weiser detention pond contract. The District is waiting on power and gas to be delivered to the lift station and traffic signal in order to complete those projects. There are only punch list items remaining for the water sewer and drainage project. The developer of the Kensinger tract has requested additional modifications to the proposal which are being delivered.

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

Secretary