

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248

Minutes of Meeting of Board of Directors
June 8, 2022

The meeting of the Board of Directors (“Board”) of Harris County Municipal Utility District No. 248 (“District”) was held 2727 Allen Parkway, Houston, Harris County, Texas on June 8, 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. Bob Ideus, Mr. Douglas McNiel, Ms. Pat Hall, Mr. Jerry Homan, Mr. Scott Gray, Mr. Brian Breeding, Mr. Patrick Newton, Mr. Loren Morales, 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. No public comment was presented.

2. The Board unanimously approved the minutes of the meeting held on May 11, 2022.

5. The Board recognized Ms. Rhonda Shepherd of the White Oak Springs Homeowners Association. Ms. Shepherd made a presentation requesting the District to consider taking over the garbage contract for the residential subdivisions in the District due to the price increases creating a financial strain on the White Oak Springs Homeowners Association. Ms. Shepherd stated that White Oak Springs Subdivision contracts with the garbage contractor and pays garbage service fees through the homeowners association dues. However, White Oak Falls Subdivision had a contract with the trash contractor whereby the homeowners paid the contractor directly. Also, White Oak Falls Subdivision’s Homeowners Association also includes an additional subdivision known as Falls of White Oak which is located within the boundaries of Harris County Fresh Water Supply District No. 61. It was anticipated that District 61 would not participate in including the trash component on the District water bill and contracting with the trash contractor. Due to the uncertainties regarding the White Oak Falls Subdivision, the Board deferred consideration of the trash contract until the intentions of White Oak Falls Homeowners Association could be ascertained.

6. Mr. Smith noted that the District’s pending bond application with the

TCEQ requires that the developer of the Weiser Business Park execute a waiver of special appraisal waiving its right to certain less-than-market-value tax appraisals. The Board unanimously ratified the waiver of special appraisal executed by the Board's president.

7. Mr. Newton stated that he met with Harris County regarding the County's intention to take over operation of the Weiser Business Park detention pond. Mr. Newton stated that Harris County intends to reimburse only the land value for the property subject to an appraisal. The Board unanimously approved moving forward with negotiations with Harris County with this understanding.

8. 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.

9. Ms. Hall presented the tax assessor-collector's report indicating 2021 taxes are 94.7% 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.

10. The Board unanimously approved obtaining an estimate of value in the District and the Defined Area as of June 1, 2022 to help support the bond issuance.

11. Mr. Breeding presented the operator's report indicating that water accountability was 99% and there were 703 bills mailed. There were ten bacteriological samples taken. The White Oak Falls lift station pump repair is ongoing, and there were no unusual operating conditions within the District.

12. The Board unanimously approved an update to the annual critical electrical load report and authorized the engineer to review and revise the Emergency Preparedness Plan for the District.


13. Mr. Gray presented the detention pond report and noted that all ponds are in good condition. Mr. Newton noted that the detention pond contractors work to complete the stormwater quality permit for the 290 Commons detention pond indicated that there is a survey discrepancy with the pond and the adjacent tract. Mr. Smith acknowledged that these types of issues arise from time to time and may be addressed when necessary.

14. Mr. Newton presented the engineer's report and noted that all the Weiser Business Park utilities are substantially complete. There was no update on the potential Kensinger tract annexation.

15. The Board reopened the developer's report and discussed the upcoming bond issue with Ms. Cook and Mr. Morales. The financial advisor is recommending that of the approximately \$11,000,000 in bonds that have been submitted to the TCEQ in the most recent bond application, the first installment should exclude reimbursement related to the detention pond because of the ongoing Harris County negotiations. Accordingly, the proposed bond issue would be for a par amount of approximately \$5,855,000. Ms. Cook described a proposed schedule of events including approval of the Preliminary Official Statement of the bonds in July 2022 with the bond sale in August and closing in September. The Board unanimously approved

proceeding as recommended by Ms. Cook.

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



Secretary