

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248

Minutes of Meeting of Board of Directors
October 12, 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, Texas on October 12, 2022 with a quorum of Directors present, as follows:

A. Richard Wilson, President
Marie Godard, Vice President
Dedrick Wilmer, Director

and the following absent:

Richard Ford, Director
Long Nguyen, Secretary.

Also present were Mr. Patrick Newton, Mr. Brian Breeding, Ms. Pam McGee, Mr. Jerry Homan, Mr. Scott Gray, Ms. Pat Hall, Ms. Rhonda Shepherd, Mr. Douglas McNiel, Mr. Loren Morales, Mr. Bob Ideus, Ms. Patty Coon, 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 14, 2022.
3. With respect to the acquisition of the Weiser Detention Pond and proposed conveyance to Harris County, Mr. Smith noted that the appraisal of the detention pond is in progress.
4. Mr. Newton presented the engineer’s report and stated that the detention pond construction is complete. The District is waiting on the CenterPoint gas line and meter installation for the lift station generator. Paving on Fallbrook Drive and the traffic signal is nearing completion. The TCEQ has issued its approval for the upcoming Series 2022 bond issue. With respect to the shared trunkline with MUD 222 and FWSD 61, the District’s share of the approximately \$140,000 total manhole rehabilitation cost is \$66,000. The engineer will be coordinating the rehabilitation with the engineers for the other participating districts.
5. Ms. Hall presented the tax assessor-collector’s report indicating 2021 taxes are 96.4% collected. Upon motion duly made, seconded and unanimously carried, the Board approved the tax assessor-collector’s report and the checks drawn on the tax fund.
6. The Board opened a public hearing on the proposed 2022 tax rate. The

proposal is for a debt service tax rate of \$0.27 and an operations and maintenance tax rate of \$0.19 for a total of \$0.46. There being no further discussion on the tax rate, the Board closed the public hearing. Upon motion duly made, seconded and unanimously carried, the Board approved the 2022 tax rate as proposed.

7. Mr. Breeding presented the operator's report indicating that there were 714 bills mailed to District customers and water accountability was 98%. The White Oak Springs strip center is currently being built out. The electrical connection to the Weiser lift station has been completed by CenterPoint. The operator then stated that the water bill format will be changing, and Mr. Breeding demonstrated the online customer interface for the new billing system. The approximately charge to the District for this new feature is \$15,000 per year.

8. With respect to the detention pond operations report, Mr. Gray stated that there are no unusual conditions in the pond, but the Bermuda grass recently has gone dormant due to a lack of rainfall.

9. The Board unanimously approved the bookkeeper's report and the checks listed thereon.

10. The Board reopened the developer's report to consider the reimbursement of costs to the developer for construction of the Weiser Business Park utilities. Mr. Morales presented the updated Preliminary Official Statement of the District's Series 2022 bonds and noted that the bonds will be priced on November 9 and close on December 15. Upon motion duly made, seconded and unanimously carried, the Board unanimously approved the Preliminary Official Statement, deemed it final, and authorized its distribution to the appropriate parties.

11. The Board discussed the District bookkeeper contract. The Board discussed the procedures that the bookkeeper uses for paying the invoices and completing the reports, including a discussion with Ms. Coon regarding her duties with the bookkeeper. The Board deferred any action on the bookkeeper's contract until after closing of the bond issue.

12. Director Wilmer requested that the District consider a formal review process for all its consultants. The Board requested the District's attorney to draft an annual consultant and vendor review policy.

13. The Board nominated Director Wilmer as Secretary Pro Tempore for the meeting.

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

Secretary