

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248

Minutes of Meeting of Board of Directors
November 9, 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 November 9, 2022 with a quorum of Directors present, as follows:

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

and the following absent:

Marie Godard, Vice President.

Also present were Mr. Patrick Newton, Mr. Brian Breeding, Ms. Pam McGee, Mr. Jerry Homan, Mr. Scott Gray, Ms. Pat Hall, Mr. Dan Muniza, Ms. Tanhia Bejeko, Mr. Douglas McNiel, Mr. Loren Morales, Mr. Bob Ideus, 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 October 12, 2022.

3. Mr. Morales presented the results of the District’s “very competitive” Series 2022 Bond sale. Mr. Morales informed the Board that the lowest interest rate bid came from Robert W. Baird & Co. at a rate of 4.93 percent. Mr. Smith then updated the Board on the next steps involved in the bond issuance, including the developer reimbursement audit and the closing on December 15, 2022. Mr. Smith presented the engagement letter to the District’s auditor, Forvis, to engage their services for the developer reimbursement audit. Upon motion duly made, seconded and unanimously carried, the Board accepted Robert W. Baird & Co.’s purchase of the Series 2022 Bonds for an interest rate of 4.93 percent; authorized the engagement of Forvis for their services for the developer reimbursement audit, approved and ratified Certificates, Resolutions, Orders and all documents necessary to complete approval, registration and delivery of Series 2022 Bonds; and authorized President, Secretary, and consultants to take all actions necessary to complete approval, registration, and delivery of Series 2022 Bonds.

4. Mr. Muniza, the representative from Trammel Crow Company, presented the Developer’s report for the Weiser Business Park. First, Mr. Muniza thanked the Board for their assistance in facilitating the Weiser Business Park development. He informed the Board that the leasing of phase 1 of the development is going “extremely well” and that they are

currently working on phase 2. Then, Director Wilson questioned how much of the total development is included in the District's 2022 tax assessment. Mr. Muniza stated that he believes roughly 50 percent of the development is included in the District's 2022 tax assessment. Finally, Director Wilmer thanked Mr. Muniza for his company's investment in the District.

5. The Board deferred discussion of the Interlocal Agreement with Harris County regarding joint use and/or conveyance of Weiser Detention Pond and the appraisal of the Detention Pond to the executive session.

6. Ms. Hall presented the tax assessor-collector's report indicating 2021 taxes are 97.6% 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.

7. The Board reviewed the bookkeeper's report provided by Mr. Bob Ideus, the District's bookkeeper. Upon motion duly made, seconded and unanimously carried the Board approved the bookkeeper's report and the checks listed thereon.

8. Mr. Breeding presented the operator's report indicating that there were 713 bills mailed to District customers and water accountability was 98%. Director Wilmer questioned whether the District and its operators will have any maintenance commitments on the Weiser Business Park tract. Mr. Breeding responded that it is plausible the District and its operators will have to maintain the land around fire hydrants and the master water meter.

Mr. Homan gave an update on the District's emergency preparedness. Mr. Homan stated that his office has a diesel storage of roughly 7,000 gallons. He also stated that his office performs routine maintenance on the District's emergency generators and that the emergency generators currently have a zero percent battery failure. Mr. Homan also informed the Board of an incident where several young children, apparently camping, were trying to start a fire in a detention pond. The children and their parents were told to stop and made to take fire safety classes.

Finally, Mr. Morales noted that the District's operators were very helpful with the Series 2022 Bond sale. He thanked them for their assistance.

9. With respect to the detention pond operations report, Mr. Gray stated that there are no unusual conditions in the District's detention ponds.

10. Mr. Newton presented the engineer's report. He first addressed the Weiser Business Park Developments. He then provided other relevant updates. Next, Mr. Newton, Mr. Homan, and Mr. Smith discussed the sanitary sewer and manhole televising review and the District's contract with HCMUD 222 and HCFWD 61. As it relates to the project, Mr. Breeding informed the Board that they may need to rehab the entire line. Lastly, Mr. Homan informed the Board that the owner of a portion of the Triangle Tract had contacted his office and would like to discuss setting up service to the tract. Mr. Homan will discuss with the owner and update the Board at a later time.

11. The Board then reviewed proposals for renewal of the District's insurance. Upon motion duly made, seconded and unanimously carried, the Board approved the insurance

proposal as presented.

12. The Board tabled the discussion of the bookkeeper's contract.

13. Mr. Smith presented the draft Resolution for District Vendor Review Process and Procedures. Director Wilmer requested that the Board remove the language "and the business risk related to the consultant" related to criteria to consider in reviewing a consultant's performance because it is too open-ended and subjective. Upon motion, made and seconded, and by a vote of three in favor and Director Ford abstaining, the Board approved the Resolution including Director Wilmer's suggested change. Then, Director Wilson informed the consultants that this policy is meant to provide clarity to consultants on the Board's expectations, and he thanked the consultants for their hard work.

14. The Board entered an executive session at 12:36 p.m. The executive session closed at 1:05 p.m. and re-entered open session.

15. The Board unanimously approved the appraisal of the Weiser Detention Pond.

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

Secretary