

## HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248

Minutes of Meeting of Board of Directors

January 11, 2023

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 January 11, 2023 with a quorum of Directors present, as follows:

A. Richard Wilson, President  
Marie Godard, Vice President  
Richard Ford, Director  
Deddrick Wilmer, Director

and the following absent:

Long Nguyen, Secretary.

Also present were Ms. Rhonda Shepherd; Mr. Jerry Homan; Mr. Brian Breeding; Ms. Pat Hall; Ms. Angela Cunningham; Mr. Scott Gray; Mr. Bob Ideus; Mr. Patrick Newton; Ms. Pam Magee; and Ms. Melissa J. Parks, attorney for the District.

The meeting was called to order and declared open for such business as might regularly come before it. In the absence of the Board Secretary, Director Wilmer was designated Secretary Pro Tempore.

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 December 14, 2022 and the certified agenda of the same date.

3. Regarding development of property in the District, the Board requested Ms. Parks contact Trammell Crow for presentation of an update at an upcoming meeting.

4. Ms. Hall presented the tax assessor-collector’s report indicating 2022 taxes are 8.9% collected through December 31. She also noted receipt of additional collections to date of approximately \$327,000. 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.

5. The Board unanimously approved a general homestead tax exemption for the year 2023 in the amount of 20% and agreed to further discuss the amount of an over 65/disabled exemption upon receipt of information from the tax assessor-collector and financial advisor.

6. Mr. Bob Ideus presented the bookkeeper’s report. He noted the construction fund account reflected receipt and disbursement of proceeds from the District’s Series 2022 bond issue. After further review, upon motion duly made, seconded, and unanimously carried, the Board approved the bookkeeper’s report and the checks listed thereon.

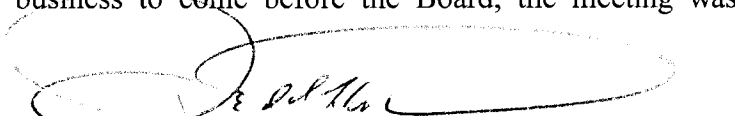
7. Mr. Breeding presented the operator's report indicating that there were 710 connections within the District, and 10 bacteriological samples were taken. It had been necessary to replace the transformer at the Huffmeister lift station at a cost of \$4,200, and the pump controller needed to be replaced at an estimated cost of \$3,580. The Board unanimously approved the work. At the operator's suggestion, the Board agreed to consider next month an increase to \$10,000 for repairs or replacements with which the operator may proceed outside of a Board meeting upon obtaining the consent of one Board member or an authorized representative. The operators next informed the Board that the annual Consumer Price Index-based adjustment will be made under the District's operating, wastewater treatment and water supply agreements with FWSD 61 and will be reflected beginning on the January statement. Provision of notice to customers required under Senate Bill 3 regarding extreme weather emergencies was next discussed, and the operators indicated the notice had been printed and would be inserted in customer bills mailed in January. At the Board's request, the notice to be posted on the District's website will be translated into Vietnamese in addition to the required English and Spanish language notifications. The operators discussed the District's excellent 98% water accountability for 2022. Conversion to surface water was next discussed, with Mr. Homan generally describing the timing and process. He also noted that the North Harris County Regional Water Authority had recently reduced its pumpage fee by \$0.50/1,000 gallons for both ground and surface water, effective February 1, 2023.

8. Mr. Gray presented the detention pond operations report and noted no unusual conditions at the District's ponds. Champions Hydro-Lawn is working with the District's engineer on removal and replacement of the stormwater quality feature (trash rack).

9. Mr. Newton presented the engineer's report and noted that 5J Services, LLC is waiting on CenterPoint to extend the gas line and install the meter before 5J tests the lift station generator. Electricity has been connected at the lift station, but not yet at the traffic signal. Mr. Newton reported the developer is now ready to proceed under the contract awarded last year to LGG Construction for the North Water Line Loop. The contract documents for this project are under review and plan approvals are underway. Mr. Newton reported LJA will be involved on behalf of the District in the sanitary sewer and manhole televising review projects. As discussed previously, FWSD 61 will take the lead in these projects and will invoice the District and HCMUD 222 for their shares. It has not yet been determined whether rehabilitation of the sanitary sewer trunkline will be added to this project or addressed separately.

10. Ms. Parks reported on the proposed Interlocal Agreement with Harris County regarding joint use and conveyance of the Weiser detention pond. Since the District's acceptance of Harris County's offer to purchase the pond site, the County has been reviewing the joint participation agreement and has indicated the matter will be placed on a February Commissioner's Court agenda for approval.

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

  
Secretary Pro Tempore

## HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248

### NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested parties that the Board of Directors of the captioned District will hold a public meeting at 13205 Cypress North Houston Road, Cypress, Harris County, Texas.

The meeting will be held at **11:30 a.m. on Wednesday, January 11, 2023.**

The subject of the meeting is to consider and act on the following:

1. Public comments
2. Minutes of meetings held December 14, 2022
3. Developer's report; Weiser Business Park development; proposed annexation of land into District
4. Bookkeeper's report; pay bills; investment of District funds
5. Tax assessor-collector's report; invoices and checks; status of delinquent taxes; authorize termination of water service; authorize writing off accounts as appropriate
6. Order Adopting Residence Homestead Exemption and Order Adopting Residence Homestead Exemption for Persons 65 or Older or Disabled
7. Operator's report; repair and maintenance of District water, sewer, and drainage facilities; customer appeals and account adjustments; termination of service for delinquent accounts; authorize writing off uncollectable accounts; surface water conversion
8. Detention pond operator report; authorize repair and maintenance
9. Engineer's report; project design, approve award of construction contracts; approve change orders, pay estimates, and advertisement for bids; utility commitments; advertisement for bids
10. Interlocal Agreement with Harris County regarding joint use and/or conveyance of Weiser Detention Pond
11. Executive Session (closed) pursuant to Texas Government Codes §551.071 to consult with the District's attorneys about pending or contemplated litigation or a matter requiring confidentiality, §551.072 to deliberate the purchase, exchange, lease or value of real property

12. Take action on items discussed in executive session



A handwritten signature in black ink, appearing to read "Wm. Scott Smith", is written over a horizontal line.

Wm. Scott Smith  
Attorney for the District

ANNUAL NOTICE IN COMPLIANCE WITH TEXAS WATER CODE SECTION 49.063(c) After at least 50 qualified electors are residing in a district, on written request of at least five of those electors, the board shall designate a meeting place and hold meetings within the district. If no suitable meeting place exists inside the district, the board may designate a meeting place outside the district that is located not further than 10 miles from the boundary of the district. On the failure of the board to designate the location of the meeting place within the district or not further than 10 miles from the boundary of the district, five electors may petition the Texas Commission on Environmental Quality ("Commission") to designate a location. If it determines that the meeting place used by the district deprives the residents of a reasonable opportunity to attend district meetings, the Commission shall designate a meeting place inside or outside the district which is reasonably available to the public and require that the meetings be held at such place. The Commission shall make such a determination not later than the 60th day after receiving the petition. After holding a meeting at a place designated by the district's board or by the Commission after a request is made to either the board or the Commission by five electors, the district's board may hold a hearing on the designation of a different meeting place, including a meeting place outside of the district. The board may hold meetings at the designated meeting place if, at the hearing, the board determines that the new meeting place is beneficial to the district and will not deprive the residents of the district of a reasonable opportunity to attend meetings.