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HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248

Minutes of Meeting of Board of Directors

April 12, 2023

The meeting of the Board of Directors (“Board”) of Harris County Municipal Utility District No. 248 (“District”) was held via videoconference (Zoom) and at 13205 Cypress North Houston Road, Cypress, Texas on April 12, 2023 with a quorum of Directors present at the physical meeting location, as follows:

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

and the following absent:

None.

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

The President of the Board called the meeting to order and declared it open for such business as might properly 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 March 8, 2023.
3. The Board tabled discussion of development in the Weiser Business Park as well as about accepting conveyance of a small tract of land from Weiser BP Land, LLC.
4. Mr. Bob Ideus presented the bookkeeper’s monthly report. He reviewed the report with the Board, including a budget comparison report reflecting activity during the entire fiscal year ended February 28. The Board asked Mr. Ideus about the \$199.21 check payable to the Texas Commission on Environmental Quality. Mr. Ideus stated it was for payment of a late fee. Thereafter, upon motion duly made, seconded, and unanimously carried, the Board approved the bookkeeper’s report as presented as well as the checks listed thereon.
5. The Board considered approval of a depository pledge agreement with Amegy Bank, as the District’s existing agreement with Amegy had recently expired. Mr. Ideus stated that the balance in the District’s Amegy account is consistently well below the \$250,000 Federal Deposit Insurance Corporation insurance limit; nevertheless, the best practice is to have a depository pledge agreement in place. The bookkeeper will obtain an agreement from Amegy and present it next month for Board review and approval.

6. Pat Hall presented the tax assessor-collector's monthly report indicating 2022 taxes were 93.4% collected through March 31. She again confirmed that delinquent tax statements have been mailed. Ms. Hall reviewed checks presented for payment of current bills and taxpayer refunds. She reported that the Harris Central Appraisal District would likely provide 2023 preliminary taxable values in June. Ms. Hall then reviewed the depository pledge report of Wells Fargo. She noted that most of the collateral pledged may soon be released, as the majority of 2022 taxes are collected and the balance in the tax account will return to an amount below the deposit insurance limit. After further discussion, upon motion duly made, seconded, and unanimously carried, the Board approved the tax assessor-collector's report as presented and authorized release of the checks drawn on the tax fund.

7. Mr. Breeding presented the operator's report indicating that there were 714 active connections within the District. Water accountability for the month was 101%, with 11,725,000 gallons of water purchased. Mr. Breeding discussed work done by the operators during the month and noted they continued to monitor new construction of utilities within the Weiser Business Park. A fire hydrant on Hempstead Highway was repaired, and two commercial taps were installed at 10815 Huffmeister, and two additional taps were pending for a building in Weiser Business Park. Jerry Homan reported on communications received during the month concerning small alligators observed in a District detention pond as well as a report of a homeless encampment. The operators will call the Texas Department of Wildlife if they observe alligators, and they will call law enforcement if they observe a homeless camp. The Board agreed with these courses of action. Finally, Mr. Homan reminded the Board of the annual Shrimp Boil scheduled for April 20 and the North Harris County Subsidence Update town hall meeting scheduled for May 4.

8. Scott Gray presented the detention pond operations report. No unusual conditions were noted at the District's ponds upon the most recent inspection. Mr. Gray reported Champions Hydro-Lawn is working with Harris County concerning revisions of the construction plans for the storm water quality feature and confirmed renewal of the master stormwater quality feature permit is underway. Jerry Homan discussed deterioration at the bottom of certain outfall pipes. Mr. Gray and Mr. Newton stated they will coordinate on observing the condition of the pipes and recommending appropriate action.

9. Mr. Newton presented the engineer's report. The engineers are working on the final pay estimates for the contracts with 5J Services, LLC and R Construction Civil, LLC. Construction of the traffic signal by Citylynx Inc. is substantially complete, and startup will be scheduled after CenterPoint connects power and the contractor addresses remaining items. LGG Construction is working to complete punch list items for construction of the north water line loop which will serve building No. 4 in the Weiser Business Park. Director Godard asked about a tract she observed being cleared near the Power Choke building, and Mr. Newton and the District's operators agreed to look into it.

10. The Board discussed the proposed interlocal agreement with Harris County regarding conveyance and joint use of the Weiser detention pond. The agreement was considered at the April 4 Harris County Commissioners Court meeting. The County approved the agreement in the form submitted by the District, and Ms. Parks reported that soon after, Trammell Crow conveyed the pond to the District. Ms. Parks noted that at its previous meeting, the Board had agreed to accept conveyance of the pond upon County approval of the agreement.

The attorneys will continue working with the County on District conveyance of the pond and receipt of funding for same. To that end, upon unanimous vote, the Board authorized District conveyance of the pond to Harris County. The District will utilize the funds obtained from this conveyance to reimburse Trammel Crow for construction of the pond. Ms. Parks presented a proposal from FORVIS, LLP to conduct an audit of the developer's pond construction expenditures and calculate the reimbursement payable by the District, including developer interest. After review of the proposal, the Board unanimously approved it, for a fee not to exceed \$8,000.

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


Secretary

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 **by videoconference using Zoom** and at **13205 Cypress North Houston Road, Cypress, Harris County, Texas**. The public is invited to attend at that physical location, where a quorum of the Board of Directors will be present. A member of the Board of Directors present at that location will preside over the meeting. **Members of the public may also access the meeting by following the instructions listed at the bottom of this notice.**

The meeting will be held at **11:30 a.m. on Wednesday, April 12, 2023.**

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

1. Public comments
2. Minutes of meeting held March 8, 2023
3. Developer's report; Weiser Business Park development; proposed annexation of land into District
4. Accept conveyance of small tract of land from Weiser BP Land, LLC and approve agreement for mowing and maintenance of tract
5. Bookkeeper's report; pay bills; investment of District funds
6. Depository Pledge Agreement with Amegy Bank
7. Tax assessor-collector's report; invoices and checks; status of delinquent taxes; authorize termination of water service; authorize account write offs as appropriate
8. 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
9. Detention pond operator report; authorize repair and maintenance
10. Engineer's report; project design, approve award of construction contracts; approve change orders, pay estimates, and advertisement for bids; utility commitments; advertisement for bids
11. Joint Participation Interlocal Agreement with Harris County regarding joint use and conveyance of Weiser Detention Pond; Authorize District conveyance of pond to Harris County
12. Engage Auditor for preparation of developer reimbursement audit

13. Pending business



A handwritten signature in black ink that reads "Melissa J. Parks".

Melissa J. Parks
Attorney for the District

Instructions for Accessing and Participating in Meeting Held Via Videoconference:

1. To access via video, please use the following link:

<https://us06web.zoom.us/j/82319150574?pwd=My9uVkJrWDFZTFUzRlArTDZiS0ZSZz09>

2. To access via telephone, please call **+1-346-248-7799** and use access code 823 1915 0574 #, and meeting passcode 907877; please announce your name to the meeting host upon joining.
3. The audio of the meeting will be recorded.