

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248

Minutes of Meeting of Board of Directors

December 13, 2023

A 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 Wednesday, December 13, 2023 at which a quorum of Directors was present, as follows:

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

and the following absent:

Long Nguyen, Secretary.

Also present were Mr. Danny Thomason; Ms. Wendy Ramirez; Ms. Pat Hall; Ms. Angela Cunningham; Mr. Jorge Diaz; Mr. Brian Breeding; Mr. Jerry Homan; Mr. Sam Meza; Ms. Pam Magee; Ms. Megan Carson; Mr. Scott Gray; Mr. Patrick Newton; Ms. Leslie Cook; 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. In the absence of the Secretary, the Board designated Director Wilmer to serve as Secretary Pro Tempore.

1. The Board opened the floor for public comment. District property owner Danny Thomason addressed the Board about the Defined Area of the District. He asked about the property tax imposed in the Defined Area. Ms. Parks and Ms. Cook informed Mr. Thomason that the District levied a debt service tax in the Defined Area to support debt service payments on the Series 2023 bonds issued to fund road improvements in the Defined Area.

2. The Board discussed the status of the \$5,870,000 Defined Area Unlimited Tax Road Bonds, Series 2023 sold at the last meeting. Ms. Parks reported that a transcript of bond proceedings had since been approved by the Attorney General, the bonds were registered by the Comptroller, and the bonds were scheduled to close on December 14. Wendy Ramirez of FORVIS, LLP addressed the Board to present the developer reimbursement audit for the reimbursement of road facilities to the Weiser Business Park developer. The audit indicates a reimbursement amount of \$4,894,870.77 is due. After review, the Board unanimously approved the developer reimbursement audit and authorized reimbursement of the amount set forth therein to Weiser Business Park Land LLC.

3. The Board unanimously approved an amendment to the Statement of Directors to be filed in the Harris County real property records acknowledging the sale of the District’s Series 2023 Defined Area Road Bonds.

4. Pat Hall presented the tax assessor-collector's regular monthly report, which indicated that 2022 taxes were 99.6% collected and 2023 taxes were 3.3% collected through November 30. Certified taxable value within the District for 2023 is \$751,590,374. Ms. Hall reviewed proposed disbursements from the tax account. Ms. Hall next presented and reviewed a monthly report concerning taxes levied in the District's Defined Area. There were no tax collections to date and no disbursements. The certified taxable value within the Defined Area for 2023 is \$67,702, 021. After further discussion of both reports, upon motion duly made, seconded, and unanimously carried, the Board approved the reports as presented and authorized release of the checks listed thereon.

5. Jorge Diaz presented the bookkeeper's monthly report. He reviewed the checks reflected thereon and noted the issuance of check No. 9707 in the amount of \$15,738 to pay the 2024 insurance premium. This check will be listed on next month's report. The Board reviewed activity in each District account as well as a comparison of actual versus budgeted revenues and expenditures to date in the general fund account for the fiscal year ending March 31, 2024. Revenues were lower than budgeted, but this was due mainly to timing of receipt of maintenance tax revenues, as well as a delay in receipt of the sales tax payment for June, 2023 from the City of Houston. The Board requested that the bookkeeper prepare an appropriated budget and also requested that the payment received last month from Ezee Fiber be separately reflected on the report. Finally, Mr. Diaz reviewed a schedule of District investments. Thereafter, upon unanimous vote, the Board approved the bookkeeper's report as presented and authorized release of the checks listed thereon plus check No. 9707.

6. Brian Breeding presented the operator's report, indicating water accountability for the month was 103%, with 11,960,000 gallons purchased by customers. 735 bills were prepared during the month, including three refunds.

During the month the operators replaced the pump controller at the White Oak Falls lift station. Director Goddard asked about a flyer distributed in the District from a water purifier company, noting the homeowner's association had gotten many calls about it. Mr. Breeding stated the flyer had no association with the District. Jerry Homan addressed the Board and reported that Harris County FWSD No. 61's Fallbrook water well will go back online soon. A well at the Ravensway Water Plant No. 4 had gone out but should be back online in approximately six weeks. Mr. Homan then discussed actions of the North Harris County Regional Water Authority on its construction of surface water transmission lines and issues arising with award of contracts for construction of certain Authority projects. Finally, Mr. Homan passed along the appreciation of FWSD No. 61 toward the District's Board and consultants, and he introduced No. 61's employee Megan Carson to the Board. After further discussion of operating matters, the Board approved the report as presented.

7. Scott Gray presented the monthly detention pond operations report. He reviewed photographs showing satisfactory conditions at all ponds. The Board discussed "no trespassing" and related verbiage on the signs posted at the White Oak Springs pond in the vicinity of the sidewalks. Mr. Homan will review the verbiage and bring any issues to the Board's attention. Mr. Gray discussed repair and rehabilitation of outfalls in the White Oak Falls and White Oak Springs ponds. Since the last Board meeting, the District's engineers had

reviewed and discussed Champions Hydro-Lawn's proposals for this work with Director Nguyen. Scott Gray indicated the District's engineers had since confirmed that the work may proceed. A preconstruction meeting will be arranged in coordination with Mr. Newton and work should begin in early 2024. After further discussion, the Board approved Mr. Gray's report.

8. The Board discussed the provision in the District's Rate Order addressing monthly rates for water service to non-taxable facilities. There was general discussion regarding non-taxable public facility corporations and healthcare facilities, which this provision is intended to address.

9. Patrick Newton reviewed the monthly engineer's report. He presented pay estimate No. 6 and final of CityLynx Inc. in the amount of \$24,840.24 for construction of the traffic signal. After discussion, the Board approved the developer's payment of this amount on behalf of the District. Mr. Newton noted that after the developer's payment is processed, the developer will be reimbursed with proceeds of the Series 2023 road bonds. R Construction Civil is working on punchlist items for paving in Weiser Business Park. Conveyance of maintenance responsibility for the roads and storm sewer to Harris County will occur after all construction is complete and upon the expiration of the maintenance bond.

Mr. Newton reported on FWSD No. 61's sanitary sewer and manhole rehabilitation project. The engineers are reviewing submittals from contractor Cruz-Tec Inc. and will monitor the project's progress. There was no update on provision of District service to several properties comprising the Huffmeister Road and Hempstead Road tracts within the District (triangle tract). Mr. Newton discussed exhibits attached to his report showing the scope of the White Oak Springs and White Oak Falls outfall replacement projects. He confirmed the engineers will schedule the preconstruction meeting with Champions Hydro-Lawn such that work could begin in January. The Board discussed the location of a portion of the corrugated metal storm drain pipe in an easement upon a homeowner's property and the need to clearly communicate with the homeowner prior to working in the area.

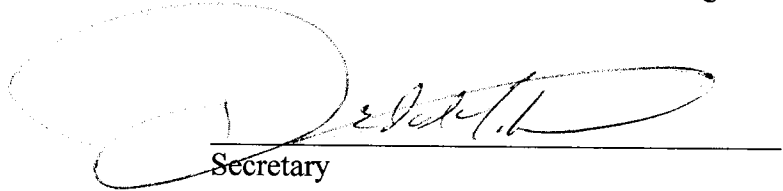
Mr. Newton next stated that in January he will present a proposal for performing a service line inventory that is required under the revised EPA/Texas Commission on Environmental Quality lead and copper rule and must be completed by October, 2024. Service and house lines at every connection in the District must be reviewed and inventoried, and the presence of any lead lines must be noted. The survey will include work in the office and in the field. The Board agreed to consider the matter at its next meeting. After further discussion, the Board unanimously approved the engineer's report as presented.

10. The Board discussed the status of closing and funding of conveyance of the Weiser detention pond to Harris County. Ms. Parks reported that since the Board's last meeting, Harris County has forwarded funds for the purchase price to the title company. The title company has prepared the closing statement and related documentation, and the District has provided wiring instructions to the title company. Sales proceeds of \$5,457,836.72 will be deposited in the District's general fund account at closing. Thereafter, as previously approved by the Board upon its review of a developer reimbursement audit dated May 10, 2023, the District will pay \$5,233,587.99 to Weiser Business Park Land LLC to reimburse it for its costs for

acquisition of the site and for construction and engineering of the pond. The reimbursement payment includes interest through the date of payment. The closing is anticipated to occur on December 14 and reimbursement is scheduled for the next day. The Board authorized Director Wilson to execute all documents necessary for the closing.

11. The attorney confirmed that her office will submit the annual Eminent Domain Report to the Texas Comptroller as required under state law regarding any exercise of eminent domain powers by the District during the calendar year. The report must be submitted by February 1, 2024. The District did not exercise condemnation powers in 2023.

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 at 13205 Cypress North Houston Road, Cypress, Harris County, Texas. The meeting will be held at **11:30 a.m. on Wednesday, December 13, 2023**. The subject of the meeting is to consider and act on the following:

1. Public comments
2. Minutes of meeting held November 8, 2023
3. Harris County MUD No. 248 Defined Area Unlimited Tax Road Bonds, Series 2023:
 - a. Status of Series 2023 Bonds;
 - b. Developer Reimbursement Audit for Series 2023 Bonds; authorize reimbursement; and
 - c. Amendment to Statement of Directors after sale of Series 2023 Bonds
4. Tax assessor-collector's report; invoices and checks; status of delinquent taxes; authorize appropriate actions for collection of delinquent accounts
5. Bookkeeper's report; review of checks and invoices; payment of bills; investment of District funds
6. 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
7. Detention pond operator report; authorize repair and maintenance; rehabilitation of outfall pipes
8. Engineer's report; project design; approve award of construction contracts; approve change orders, pay estimates, and advertisement for bids; utility commitments; capital improvements plan; funding of outfall maintenance and sanitary sewer/manhole rehabilitation projects
9. Water and sewer service to 290/Huffmeister/Hempstead triangle tract
10. Status of closing and funding conveyance of Weiser Detention Pond to Harris County under Joint Participation Interlocal Agreement and reimbursement of developer
11. Authorize Eminent Domain Filing
12. Pending business



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

Melissa J. Parks
Attorney for the District