

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248

Minutes of Meeting of Board of Directors

July 10, 2024

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, July 10, 2024, at which a quorum of Directors was present, as follows:

A. Richard Wilson, President
Marie Godard, Vice President
Dedrick Wilmer, Secretary
Ronda Shepherd, Assistant Secretary
Richard Ford, Director

and the following absent:

None.

Also present were Mr. Brian Breeding; Mr. Jerry Homan; Mr. Scott Gray; Mr. Patrick Newton; Ms. Leslie Cook; Ms. Pam McGee; Mr. Jorge Diaz; and Mr. Douglas McNiel on behalf of 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 comments were offered.

2. Scott Gray presented the monthly detention and drainage facilities report. Photographs in the report show the good condition of all ponds. The District’s ponds performed well during Hurricane Beryl. Following the general report, Mr. Gray gave a detailed report on the rehabilitation of pipes in the White Oak Falls pond. The rehabilitation has been completed, but, due to the delays caused by rain, the project took longer than expected. Mr. Gray requested that the Board amend the original contract to add five additional workdays to the contract, at a cost of \$3,000 per day. Jerry Homan noted that he believes this request to be fair. Upon unanimous vote, the Board authorized an amendment to the contract for the rehabilitation of the White Oak Falls pond pipes as discussed above.

3. The Board reviewed the minutes of its meeting held June 12, 2024. One edit was discussed in paragraph six—the District has one generator that runs on natural gas and the others run on diesel fuel. Upon unanimous vote, the Board approved the minutes as presented.

4. Jorge Diaz presented the bookkeeper’s monthly report. He reviewed the checks reflected thereon and activity in each District account. Mr. Diaz presented a comparison of actual versus budgeted general operating revenues and expenditures during the first three

months of the fiscal year ending March 31, 2025. Finally, Mr. Diaz reviewed the investment report. Thereafter, upon unanimous vote, the Board approved the bookkeeper's report as presented and authorized release of all disbursements listed thereon.

5. There was no tax assessor-collector's report presented as the tax assessor-collector was absent due to complications caused by Hurricane Beryl. The report will be emailed to the Directors and the Directors will review the report.

6. Brian Breeding presented the operator's report, indicating water accountability for the month was 102%, with 13,976,000 gallons purchased by customers. 755 bills were prepared during the month, including 10 refunds.

Mr. Breeding discussed operating activity and provided a brief update on the District's response to Hurricane Beryl. Three days after the storm, roughly fifty percent of the District remains without power. The operator noted that the District has done well in its response to the storm. All of the District's generators ran as intended. Operating staff worked 24/7 to maintain utility service. Mr. Homan noted that the operations staff coordinates with county officials and assists in clearing storm debris when possible. Mr. Breeding described other work within the District during the month.

Following Mr. Breeding's presentation, Mr. Homan provided updates on the summer conference of the Association of Water Board Directors. Director Wilmer attended the conference and noted that he learned a lot at the seminars. The Board briefly discussed the reimbursement process for Directors who attend such functions and agreed to discuss this as an agenda item at the August meeting. Then, Mr. Homan informed the Board that he is putting together a meeting with Commissioner Tom Ramsey on the evening of July 31. He invited the Board members to attend and told them he will follow up with additional details.

7. Patrick Newton reviewed the monthly engineer's report. The Weiser Business Park paving contractor has completed the punchlist and is in the process of scheduling a Harris County final inspection. The engineers continue review of plans for Weiser's Phase III development and have sent the comment letter and the capacity letter. Mr. Newton next discussed the sanitary sewer and manhole rehabilitation projects. Rehab is underway and there were no pay estimates to present at the time of the meeting. Work has completed on the replacement of outfall pipes in the White Oak Falls pond. The work and the completed project were discussed during the drainage maintenance report. After further discussion of engineering matters, the Board unanimously approved Mr. Newton's monthly report.

8. The Board considered the Ratification and Amendment of Easement and Right of Way Agreement from Gulf South Pipeline Company, LLC. Douglas McNiel informed the Board that the District had previously agreed to this easement and right of way in 2016, but the paperwork was never completed. This ratification is the same agreement as the 2016 agreement. The engineer expressed no concerns with granting the easement and right of way. The Board noted that the copy emailed to them by the attorney listed KPH-CONSOLIDATION, INC. as the Grantor. It was determined that this entity is connected to the Hospital. After discussion, the Board decided to table the consideration of the Amendment until the District's

August meeting.

9. The engineer updated the Board that the District is still waiting on further communications from the City of Houston regarding the design of the 290/Huffmeister/Hempstead Road triangle tract.

10. The Board briefly considered pending business. Mr. Homan informed the Board that a detention pond maintenance company, Texas Ground Works, had reached out to him in regard to soliciting the District's business. Mr. Homan asked the Board if it would like this company to attend the District's meeting. The Board members noted that they are happy with the current detention pond maintenance contractor - Champions Hydro-Lawn - and that they are not interested in soliciting new contractors.

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

Secretary