

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248

Minutes of Meeting of Board of Directors

September 11, 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, September 11, 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 Ms. Pat Hall; Ms. Angela Cunningham; Ms. Leslie Mendez; Mr. Brian Breeding; Ms. Pam McGee; Mr. Patrick Newton; Mr. Jorge Diaz; Mr. Scott Gray; 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.

1. The Board opened the floor for public comment. No comments were offered.

2. The Board reviewed the minutes of its meeting held August 14, 2024. Upon unanimous vote, the Board approved the minutes as presented.

3. Jorge Diaz presented the bookkeeper's monthly report and reviewed the checks reflected thereon. He discussed activity in each District account and updated the Board on various matters. Mr. Diaz presented a comparison of actual versus budgeted general operating revenues and expenditures during the first five months of the fiscal year ending March 31, 2025. Detention pond maintenance expenditures were higher than budgeted because they include costs for the outfall rehabilitation project. Finally, Mr. Diaz reviewed the monthly investment report. Thereafter, upon unanimous vote, the Board approved the bookkeeper's report as presented and authorized release of all disbursements listed thereon.

4. The Board discussed reimbursement of expenses to directors for travel on District business. Ms. Parks distributed a draft travel expense policy she had prepared using the travel policy for HC FWSD No. 61's employees as a basis and had revised portions not applicable to directors. The Board discussed the document in detail, including amounts suggested for overnight accommodations and meals. The amounts were included as recommendations and guidelines and could be adjusted per the Board's direction. Ms. Parks also mentioned that the

District's Code of Ethics addresses expense reimbursements, but in less detail. The Board could amend the Code of Ethics to include pertinent portions of the draft travel policy. The Directors agreed to think more about the subject and discuss it again next month.

5. Pat Hall presented the tax assessor-collector's regular monthly report. Through August 31, the 2023 taxes remained at 95.4% collected. The attorneys are working on collection of delinquent accounts. Proposed disbursements from the tax account amounted to \$10,239.26 and would leave a balance of \$45,596.74 upon release. Ms. Hall next reviewed a monthly report concerning taxes levied in the District's Defined Area, noting that the 2023 taxes remained at 100% collected. Proposed disbursements from the Defined Area tax account amounted to \$1,191.00. Ms. Hall then briefly discussed 2024 taxable values in the District and the Defined Area as certified by the Harris Central Appraisal District. After further discussion of tax matters, upon unanimous vote, the Board approved both monthly reports as presented and authorized release of the disbursements listed thereon.

6. Leslie Cook presented the financial advisor's reports on a 2024 tax rate within the District as a whole and within the defined area. She discussed certified taxable values and then suggested that the District set a total tax rate of \$0.385, comprised of a debt service rate \$0.20 and a maintenance & operations rate of \$0.185. Within the defined area, Ms. Cook suggested that an additional debt service tax rate of \$0.36 would be sufficient to meet the 2025 debt service obligations of bonds issued to reimburse the developer for road facilities in the defined area. After discussion, upon motion duly made, seconded, and unanimously carried, the Board approved the attached Resolution Finding the District to be a Developing District, Calling Public Hearing on 2024 Tax Rate and Authorizing Tax Assessor-Collector to Prepare and Publish Notice of Public Hearing with a total tax rate of \$0.385 for the entire District. Further, upon unanimous vote, the Board approved the attached Resolution for the Defined Area Finding District to be a Developing District, Calling Public Hearing on 2024 Tax Rate, and authorizing Tax Assessor-Collector to Prepare and Publish Notice of Public Hearing for a total tax rate of \$0.36 within the defined area.

7. In connection with proposal of 2024 tax rates, and as required under the Texas Tax and Government codes, the attorneys will provide information to the operator for posting the proposed tax rates on the internet.

8. Brian Breeding presented the operator's report, indicating water accountability for the month was 101%, with 15,911,000 gallons purchased by customers. 760 bills were prepared during the month, including 12 refunds.

Mr. Breeding discussed operating activity within the District, including repair of a leak on Fallbrook Dr. in the Weiser Business Park. He described other work performed within the District during the month. After further discussion of operating matters, the Board voted unanimously to approve the report as presented.

9. The Board followed up on its discussions last month about lease and rental issues with occupants of homes owned by Texas Central Railroad (TCR) in the District. Since the last meeting, Mr. Breeding and Mr. Homan have been working to obtain current contact

information for key TCR personnel, noting that over the years, this information has changed. They will continue pursuing the information and then plan to arrange a meeting with TCR representatives. Addressing this issue will likely require efforts from additional District consultants and the Board.

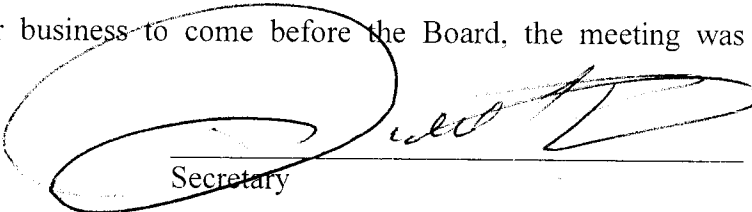
10. Scott Gray presented the monthly detention and drainage facilities report. Mr. Gray noted that the facilities had been mowed since the photographs in the report were taken. The report shows Tesla trucks parked at the edge of the Reserve at 290 Commons pond. Mr. Gray noted Champions Hydro-Lawn continues to mow the Weiser pond on an as-needed basis, realizing the pond will eventually be maintained by Harris County. All ponds are in good condition and there is abundant green grass due to consistent rainfall and fertilization.

11. Patrick Newton reviewed the monthly engineer's report. Regarding paving in the Weiser Business Park, Mr. Newton noted Harris County is apparently having personnel and website issues and has not yet scheduled a final inspection. The District's engineers have commented on Weiser's Phase III development plans and have also provided a utility capacity letter.

Mr. Newton discussed the District's capital improvements plan and noted that costs will be updated for the projects in the plan as well as for facilities to serve the 290/Huffmeister/Hempstead Road triangle tract. Design is underway for the White Oak Falls and Huffmeister lift stations rehabilitation project. Design is also underway for the triangle tract facilities; the engineers will submit these plans to agencies for review, and once comments are received, the District can confirm or reevaluate the facilities needed to serve the tract.

The Board asked Mr. Newton about any interest Trammel Crow may have in developing the property on the east side of Huffmeister. Mr. Newton mentioned that the amount of developable land in that area is limited due to the future extension of Fallbrook and uncertainty about Harris County's construction of a regional detention pond on the tract. After further discussion, the Board unanimously approved the engineering report.

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



Secretary

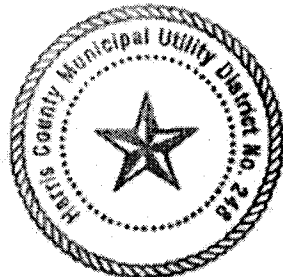
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248

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, September 11, 2024.**

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

1. Public comments
2. Minutes of meeting held August 14, 2024
3. Bookkeeper's report; review of checks and invoices; payment of bills; investment of District funds
4. Director reimbursement for AWBD conference attendance: Review reimbursement procedures, including those in District's Code of Ethics; authorize action, as appropriate
5. Tax assessor-collector's reports; invoices and checks; status of delinquent taxes; authorize appropriate actions for collection of delinquent accounts
6. Review Truth in Taxation calculations and recommendation for District's 2024 tax rate; Resolution (1) Finding District to be Low Tax Rate, Developed, Developing, or Developed District in a Declared Disaster Area, (2) Calling Public Hearing on 2024 Tax Rate and (3) Authorizing Tax Assessor-Collector to Prepare and Publish Notice of Public Hearing
7. Update District website to include proposed 2024 tax rate and Notice of Public Hearing
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
9. Detention pond operator report; authorize repairs and maintenance
10. Engineer's report; project design; approve award of construction contracts; approve change orders, pay estimates, and advertisement for bids; utility commitments; capital improvements plan; Huffmeister and White Oak Falls lift station rehabilitations; status of design of facilities and contract with landowner for water and sewer service to 290/Huffmeister/ Hempstead Road triangle tract
11. Pending business, including lease/rental issues with occupants of Texas Central Railroad-owned homes



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

Melissa J. Parks
Attorney for the District