

## **HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248**

Minutes of Meeting of Board of Directors

December 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, December 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 Mr. Jorge Diaz; Ms. Leslie Cook; Ms. Angela Cunningham; Mr. Brian Breeding; Mr. Jerry Homan; Mr. Scott Gray; Mr. Patrick Newton; Ms. Pam McGee; 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 minutes of its meeting held November 13, 2024. Upon unanimous vote, the Board approved the minutes as presented.

3. Jorge Diaz presented the bookkeeper’s monthly report. He reviewed the checks reflected thereon and discussed activity in each District account during the month. He presented a comparison of actual versus budgeted general operating revenues and expenditures during the first eight months of the fiscal year ending March 31, 2025. He followed with review of the monthly investment report, and noted that interest rates have begun dropping and may fall to between 3% and 3.5% next year. Finally, Mr. Diaz distributed expense reimbursement forms for use by directors to report expenses to the bookkeeper that they incur in conducting business on behalf of the District. After further review and discussion of bookkeeping matters, upon unanimous vote, the Board approved the bookkeeper’s report as presented and authorized release of all disbursements listed thereon.

4. Angela Cunningham presented the tax assessor-collector’s regular monthly reports. Through November 30, the District’s 2023 taxes were 97.1% collected, and the taxes in the Defined Area remained at 100% collected. A small amount (2.1%) of 2024 District taxes had been collected through November 30, while none had yet been collected in the Defined

Area. Ms. Cunningham reviewed certified taxable values of property for 2024 within the District and the Defined Area, noting slight increases from amounts reported last month. She then reviewed proposed disbursements from the tax account and the Defined Area tax account, as well as account balances remaining upon release. After further discussion of tax matters, upon motion by Director Wilmer, seconded by Director Ford, the Board voted unanimously to approve both monthly reports as presented and authorized release of the disbursements listed thereon.

5. Brian Breeding presented the operator's report, which indicated water accountability for the month at 103%, with 13,723,000 gallons purchased by customers. 754 bills were prepared during the month, including five refunds.

Mr. Breeding discussed operating activity within the District, noting the operators are still locating, cleaning, and servicing water distribution valves and boxes throughout the District. After further discussion of operating matters, the Board voted unanimously to approve the report as presented.

6. The Board discussed matters related to the North Harris County Regional Water Authority (NHCRWA). Jerry Homan addressed the Board in this regard and provided details on the recent meeting between Authority Director Melissa Rowell and several water district constituents of Ms. Rowell's Authority precinct. Mr. Homan and other attendees of this meeting agreed it had gone successfully and had highlighted to Director Rowell the numerous constituents she has in addition to Harris County Fresh Water Supply District No. 61. The directors in attendance found Ms. Rowell to be approachable, and they were in favor of conducting future similar meetings with her. The Directors then discussed the approaching conversion of the District to the use of surface water, which is likely to occur before the end of 2025. They indicated a desire to inform residents about the process and what to expect after conversion. Mr. Homan stated that FWSD 61 plans to send out a newsletter on the subject in January, and the Board indicated a desire to do the same and also to communicate directly with the homeowners associations within District boundaries. The Board further discussed holding town hall meetings before, at, and shortly after conversion to surface water. Mr. Homan and the Board discussed ways to proceed with these ideas.

7. Patrick Newton reviewed the monthly engineer's report. He noted that a construction contractor working in Phase III of the Weiser Business Park development had requested that the District temporarily shut off of water service to allow for relocation of several fire hydrants. Mr. Newton and Mr. Breeding discussed the dock parking the developer plans to add around the building which will necessitate relocation of the hydrants. The engineer and operator discussed details of the project with the Board and noted that the relocations will be done at the developer's expense and with the District's oversight.

Mr. Newton reported the engineers continue with design of the lift station rehabilitation projects as well as for facilities necessary to serve the 290/Huffmeister/Hempstead Road triangle tract. The plans for the triangle tract utilities will be submitted to the City of Houston and Harris County for review in early January. Mr. Newton then discussed work needed on the outfall from the White Oak Falls pond. Pricing has been obtained for removal and replacement of the pipe, and the engineers expect to present this pricing, as well as estimates for

slip-lining and spray-lining, for Board discussion at next month's meeting. Finally, Mr. Newton mentioned discussions during the month with a contractor for the NHCRWA about possibly moving a District sanitary sewer line because of the contractor's dispute with CenterPoint. He noted the contractor had since resolved the issue without further District involvement. After further discussion of engineering matters, the Board unanimously approved Mr. Newton's report.

8. Scott Gray presented the monthly detention and drainage facilities report. He stated that all District ponds remain in good condition. Mr. Gray also reported on his meeting with the manager of the Tesla store near the District's Reserve at 290 Commons pond about Tesla vehicles parked on District property. Mr. Gray reported the manager had been most cooperative and did not hesitate to move the vehicles off the property. The Board then briefly discussed mowing the Weiser detention pond conveyed to the County earlier this year. As the County has not yet begun its pond expansion project, the Board authorized Champions Hydro-Lawn to mow the area to help it look better in the meantime. After discussion, the Board accepted the detention pond report.

9. The Board considered adoption of the attached Order Rescinding Meeting Places Outside District and Designating Additional Meeting Places Outside District. Ms. Parks presented and reviewed the Order with the Board, noting it would establish a new suite at the attorneys' office plus three other locations as additional meeting places of the Board outside District boundaries. After discussion, upon motion by Director Godard, seconded by Director Wilmer, the Board voted unanimously to adopt the Order as presented.

10. Ms. Parks confirmed that her office will submit the annual eminent domain report required of the District under state law. This report must be filed in early 2025. The District did not exercise its condemnation power in 2024.

11. The Board discussed pending business, including addressing issues with occupants of several Texas Central Railroad-owned homes within the District. Ms. Parks reported that despite emailing and calling the attorney representing Texas Central Railroad in Cypress Fairbanks ISD's tax collection lawsuit against it, she had not received the information she requested. The Board authorized Ms. Parks to attempt establishing formal communications by corresponding with that attorney via certified mail.

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

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Secretary