

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248

Minutes of Meeting of Board of Directors
March 12, 2025

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, March 12, 2025, 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. Pat Hall; Ms. Angela Cunningham; Mr. Brian Breeding; Mr. Jerry Homan; Mr. Patrick Newton; Mr. Scott Gray; Ms. Pam McGee; Ms. Wendy Ramirez; 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 reviewed the minutes of its meeting held February 12, 2025. Upon motion by Director Wilmer, seconded by Director Ford, the Board unanimously approved the minutes as presented.

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

3. Jorge Diaz presented the bookkeeper’s monthly report, reviewing the checks reflected thereon and activity in each District account. There is an approximately 33-month operating reserve in the District’s general fund account. Mr. Diaz presented a comparison of actual versus budgeted general operating revenues and expenditures through February, 2025. To date, actual revenues and expenditures were both greater than budgeted, but revenues have exceeded expenditures by \$824,986. Mr. Diaz next reviewed the monthly investment report, and thereafter, upon unanimous vote, the Board approved the bookkeeper’s report as presented and authorized release of all disbursements listed thereon.

4. Mr. Diaz presented and reviewed a proposed budget for the District’s fiscal year ending March 31, 2026. During the month, Mr. Diaz conferred with the District’s operators and other consultants and then met with them and with Directors Godard and Wilmer to review the proposed budget in detail. Directors Godard and Wilmer now commented on this meeting and indicated their agreement with the budget as proposed. The 2026 budget reflects an approximately \$1.2 million operating surplus at fiscal year end. Mr. Homan briefly addressed the amount charged monthly by Harris County Fresh Water Supply District No. 61 for infrastructure/rehabilitation under its operating contract with the District. He noted that for now, the annual

Consumer Price Index-based automatic adjustments have been sufficient and No. 61 will not make an additional adjustment at this time. After further Board discussion of the budget, upon motion by Director Wilmer, seconded by Director Godard, the Board voted unanimously to adopt the attached Resolution Adopting Operating Budget.

5. Wendy Ramirez of Forvis Mazars, LLP presented a proposal to conduct the District's audit for the fiscal year ending March 31, 2025. After review and discussion of the proposal, upon motion by Director Godard, seconded by Director Shepherd, the Board voted unanimously to accept it as presented.

6. Pat Hall presented the tax assessor-collector's monthly reports. Through February 28, the District's taxes were 91.6% collected, and the 2024 taxes in the Defined Area were 99.8% collected. Ms. Hall presented proposed disbursements from the tax account and the Defined Area tax account and noted the remaining account balances upon release. After further discussion of tax matters, upon motion by Director Shepherd, seconded by Director Wilmer, the Board voted unanimously to approve both monthly reports as presented and authorized release of the disbursements listed thereon.

7. Brian Breeding presented the operator's report, which indicated water accountability for the month at 102%, with 11,119,000 gallons purchased by customers. 758 bills were prepared during the month, including six refunds.

Mr. Breeding reported that the District newsletter and the welcome letter for the online Water Smart Program had both been distributed to District customers, and to date, 50 customers have signed up for the Program. Several directors mentioned they plan to provide the Water Smart information to their homeowners associations in an effort to encourage more participation in this program. Mr. Breeding then discussed other operating activity within the District during the month. The Board mentioned addition of fluoride to water by some entities, and Mr. Homan confirmed that neither No. 61 nor the District adds fluoride. Mr. Homan noted that the substance occurs naturally in the District's water, but at levels well below federal Maximum Contaminant Level restrictions. After further discussion of operating matters, upon motion by Director Wilmer, seconded by Director Ford, the Board voted unanimously to approve the report as presented.

8. The Board discussed matters related to the North Harris County Regional Water Authority. Jerry Homan addressed the Authority's GRP participation fee that properties/entities outside of the Authority's boundaries would be required to pay to become part of the Authority's groundwater reduction plan. The structure of this fee as adopted by the Authority was different from the fee as originally proposed. Mr. Homan next reported the filing of House Bill 3818 by Representative Tom Oliverson. The bill proposes extending by five years the Harris Galveston Subsidence District's current 2035 mandate by which groundwater usage must be reduced by 80%.

9. Patrick Newton presented the monthly engineer's report and reviewed it with the Board. Mr. Newton reported that a record drawing reinspection has now been scheduled with Harris County in connection with its acceptance of paving in the Weiser Business Park development. Mr. Newton next reported on the District's project for rehabilitation of the Huffmeister and White Oak Falls lift stations. Only one bid had been received, and it was much higher than the engineer's estimate. Mr. Newton recommended re-bidding the project; he

believed it entirely possible that more contractors will bid, given their previous requests for extension of the bidding period. Mr. Newton next addressed District service to the 290/Huffmeister/Hempstead Road triangle tract. Plans have been submitted to Harris County and the City of Houston for the utility facilities necessary to provide District service, and the City has since provided comments. The engineers plan to meet with the reviewers to discuss and address their comments. Mr. Newton also presented exhibits showing the proposed facilities for this project and the areas where easements are needed. As plan approval progresses, Mr. Newton will ask Steve Quance of Drake Plastics to communicate with other landowners in the triangle tract to request conveyance of easements to the District at no cost. Mr. Quance has already agreed that Drake will provide a lift station site at no cost to the District. After further discussion of engineering matters, the Board voted unanimously to approve the report and authorized re-bidding of the lift station rehabilitation project.

10. Scott Gray presented the monthly detention and drainage facilities maintenance report. Mr. Gray reported the District's ponds are in great condition, and the spring overseeding has been completed. Mr. Gray reported that during the month no Tesla vehicles were parked on the District's property. After further discussion of the report, the Board voted unanimously to accept it.

11. The Board discussed the District's Code of Ethics. Director Wilmer brought attention to the provisions therein addressing director reimbursement for meals and lodging and focused more specifically on hotel accommodations. After discussion, the Board agreed that as Section 2.4 (e) of the Code of Ethics is currently written, a director may be reimbursed for the cost of staying at a hotel designated by the host of the particular event (such as Association of Water Board Directors conferences), even if the price for the room rental is higher than the range recommended in the Code of Ethics.

12. The Board briefly discussed pending business. Ms. Parks reported on recent contact with Ameresco, the electricity broker used by the District. The District's current electricity contract Engie Resources will expire December 31, 2025, and at the appropriate time the broker will solicit quotes from electricity suppliers for a contract term to begin in January, 2026. Ms. Parks will place an item on the agenda as appropriate for Board action on this. Finally, the Board briefly discussed a February, 2025 report from KXAN News about plans of Amtrak to solicit a partner to build a 240-mile Dallas to Houston high-speed rail project. The Board noted that if this project proceeds it will affect the District, as several properties in the District have already been purchased for such a route by Texas Central Railroad & Infrastructure, Inc.

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

Secretary