

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

### **Minutes of Meeting of Board of Directors**

**July 9, 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, July 9, 2025, at which a quorum of Directors was present, as follows:

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

and the following absent:

None.

Also present were Mr. Jorge Diaz; Ms. Angela Cunningham; Mr. Brian Breeding; Mr. Jerry Homan; Ms. Pam Magee; Mr. Sam Meza; Mr. Patrick Newton; Mr. Scott Gray; Ms. Wendy Ramirez; Mr. Jerry Wilson; 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. None were offered.
2. The Board reviewed the draft minutes of its meeting held June 11, 2025. Upon motion duly made, seconded, and unanimously carried, the Board approved the minutes as presented.
3. Jorge Diaz presented the bookkeeper’s monthly report, reviewing the checks reflected thereon and activity in each District account. He noted that disbursements from the general fund account were higher than usual, but more than half of the amount is a transfer of funds for investment in TexPool. Mr. Diaz presented and reviewed a comparison of actual versus budgeted general operating revenues and expenditures for the first three months of the fiscal year ending March 31, 2026. It appeared revenues were a bit lower than budgeted, likely due to heavy rainfall in June and July. Mr. Diaz then reviewed the monthly investment report. After further discussion of bookkeeping matters, upon motion by Director Wilmer, seconded by Director Shepherd, the Board unanimously approved the bookkeeper’s report as presented and authorized release of all disbursements listed thereon.
4. Wendy Ramirez presented a draft audit report for the District’s fiscal year ended March 31, 2025. As of that date, the District had an approximately 31.6-month operating reserve on deposit in its general fund account. The auditor requested that directors and consultants review the audit and provide any comments by the end of this month. After thorough review of the report with Ms. Ramirez, the Board unanimously approved the audit subject to such review, and authorized distribution of the final audit to the appropriate parties. Further, the Board authorized submission of the finalized audit for continuing disclosure purposes by the annual September 30 filing deadline.

5. Ms. Parks presented the attached Resolution Affirming Review of Investment Policy, Strategies, and Objectives and list of brokers/dealers. Thereafter, upon unanimous vote, the Board approved the Resolution indicating the Board's review of the policy, with no changes deemed necessary.

6. Angela Cunningham presented the tax assessor-collector's monthly reports. Through June 30, the District's taxes were 97% collected, and the 2024 taxes in the Defined Area were 99.8% collected. Ms. Cunningham presented proposed disbursements from the tax account and the Defined Area tax account and noted the remaining account balances upon release. Ms. Parks stated that letters demanding payment of delinquent real property tax accounts would be sent by her office later this month. After further discussion of tax matters, upon motion by Director Wilmer, seconded by Director Godard, 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 101%, with 14,441,000 gallons purchased by District customers. 761 bills were prepared during the month, including six refunds.

During the month, the backflow prevention device at the Huffmeister lift station was tested and repaired. The operators repaired a break in an eight-inch water main at the service tap for the Weiser Business Center. The operator noted that the situation was made better than it could have been because this water main was looped; only one customer in addition to the business park was without water during the three-day repair period. Mr. Breeding next reported that four commercial taps were pending for Phase III of Weiser Business Park. Mr. Homan addressed the Board and reported on activity in and near the District, including construction of an additional detention pond by Weiser and construction by the North Harris County Regional Water Authority (NHCRWA) of a surface water transmission line to serve the District and Harris County Fresh Water Supply District No. 61. He also mentioned that various lots within No. 61 that have been vacant for almost two decades are now being built on. Finally, the operators reported that they continue to monitor water connections at the homes within the District owned by Texas Central Railroad. Ms. Parks reported that Chuck Keyes had recently informed her that Texas Central Railroad has obtained numerous eviction judgments against unauthorized occupants, and on behalf of Texas Central, he requested the District's assistance in keeping track of moveouts, as well as any new requests for service not made by the company. After further discussion of operating matters, upon unanimous vote, the Board approved the operator's report as presented.

8. The Board discussed matters related to the NHCRWA. Mr. Homan reported on his attendance at the Authority's most recent meeting. He noted the Authority Board is considering a rate increase and had initiated a rate study. It had justified its previous rate reductions by the amount of funds the Authority had in reserve. Mr. Homan noted it will cost the Authority approximately \$3,000,000,000 over the next five years to construct the infrastructure needed to meet conversion deadlines. The Authority is negotiating with the Harris-Galveston Subsidence District about conversion deadlines. The District's Board is concerned that when the Authority does increase its rate, it may increase it all at once rather than incrementally. Finally, Mr. Homan reported the Authority adopted a policy for payments required from new participants in the Authority's GRP, to address amounts not previously paid by such participants for the Authority's existing infrastructure.

9. Scott Gray presented the monthly detention and drainage facilities maintenance report. He stated it had been an incredible summer for rain and grass growth. Mr. Gray reviewed the report with the Board, noting the photographs were taken before the ponds were mowed. He noted the ponds have since been mowed. He stated there are no issues to report and that all ponds are in good condition. After further discussion of the monthly report, the Board unanimously approved it.

10. Mr. Newton presented the monthly engineer's report and reviewed it with the Board. With regard to Harris County's pending acceptance of roads in Weiser Business Park, Mr. Newton reported the County is now requiring provision of additional materials. The engineers and developer will provide same to the County.

Mr. Newton reported that advertisements for bids had been published for the left turn lane and median opening into the Weiser Business Park, and bids are scheduled to be opened on July 18. He next reported that McDonald Electric is to proceed with rehabilitation of the White Oak Falls and Huffmeister lift stations beginning August 11. Mr. Newton then confirmed that documentation is under internal review concerning the District's emergency water interconnect with WHCMUDs No. 14 and No. 15 and should be submitted to the Texas Commission on Environmental Quality before the Board's next meeting to seek formal TCEQ approval of the interconnect.

Mr. Newton addressed provision of service to the 290/Huffmeister/Hempstead Road triangle tract. As discussed last month, the engineers are revising the utility design to relocate proposed District lines into the Hempstead Road right-of-way across from the tracts of the two passive landowners. He reported he had heard from one of these landowners but nevertheless continued with the design revisions. Mr. Newton noted that if the Board so desired, all of the proposed lines could be located within the right-of-way, but he did not recommend this. After discussion, the Board agreed with Mr. Newton's recommendation. However, Mr. Newton stated he would attempt to contact the recently responsive landowner about the project in general and also ask if he is willing to grant a utility easement. Mr. Newton will keep the Board apprised on this matter. After further discussion, the Board unanimously approved the engineer's monthly report.

11. The Board discussed the annual conference of the Association of Water Board Directors held last month in San Antonio. The directors who attended the conference agreed it was of great benefit. Regarding new legislation adopted in 2025, all present agreed that education of legislators and the public about water districts, their functions, and operations may be a way to help them better understand districts and not adopt or favor legislation negatively affecting districts.

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

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Secretary