

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248

Minutes of Meeting of Board of Directors

October 8, 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, October 8, 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

and the following absent:

Richard Ford, Director.

Also present were Mr. Jorge Diaz; Ms. Angela Cunningham; Ms. Leslie Cook; Mr. Brian Breeding; Mr. Jerry Homan; Ms. Pam Magee; Ms. Megan Corson; Mr. Sam Meza; Mr. Patrick Newton; Mr. Scott Gray; 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 comments. None were offered.
2. The Board reviewed the draft minutes of its meeting held September 10, 2025. Upon motion by Director Wilmer, seconded by Director Godard 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. Upon release of checks for payment of current bills, the balance in the general fund account, including investments, is \$6,693,232.40. Mr. Diaz presented and reviewed a comparison of actual versus budgeted general operating revenues and expenditures for the first half of the fiscal year ending March 31, 2026. He next reviewed the monthly investment report. After further 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 monthly reports. Through September 30, the District's taxes were 97.6% collected, and the 2024 taxes in the Defined Area were 99.8% collected. Ms. Parks updated the Board on the status of six delinquent tax accounts subject to termination of service since they were not paid by the October 6 deadline. Water service is scheduled for termination at these properties unless prior to October 13 the owners pay or make arrangements to pay. Ms. Cunningham presented proposed disbursements from the tax account and the Defined Area tax account and noted the remaining account balances upon release. The Board noted a large tax refund to North Cypress POB III LLC and asked about the year(s) for which the refund was being issued. Ms. Cunningham then reported the 2025 certified taxable value of property in the District is \$891,490,420, and in the

Defined Area, it is \$158,397,505. After further discussion of tax matters, upon motion by Director Godard, seconded by Director Shepherd, the Board voted unanimously to approve both monthly reports as presented and authorized release of all disbursements listed thereon.

5. The Board discussed adoption of the District's 2025 tax rate and acknowledged publication of a Notice of Public Hearing to consider a 2025 tax rate of \$0.38 within the entire District, comprised of a debt service rate of \$0.20 and a maintenance and operations rate of \$0.18. The Board opened a hearing for public comments or questions on the proposed tax rate and, receiving none, closed the hearing. Thereafter, the Board considered the attached Order for adoption of a \$0.38 tax rate for 2025, and upon unanimous vote, the Order was approved and executed.

6. The Board acknowledged publication of a Notice of Public Hearing to consider a \$0.33 debt service tax rate for 2025 in the Defined Area of the District. The Board opened a public hearing for comments or questions on the proposed rate. No public comment was offered, and the hearing was closed. Thereafter, upon unanimous vote, the Board adopted the attached Order levying a 2025 tax of \$0.33 in the Defined Area of the District.

7. The Board executed an Amendment to Statement of Directors for the District and for the Defined Area to reflect the 2025 tax rates and authorized the attorney to file the statements in the Harris County real property records. The Board also authorized updating the internet posting required under the Texas Tax and Government codes to reflect the 2025 tax rates.

8. The Board discussed a contract for electricity service at District facilities. A new contract is necessary since the District's contract with Engie will expire December 31, 2025. Ms. Parks generally described how electricity brokers obtain proposals for electricity service. She presented and reviewed a proposal from the District's broker, Ameresco Inc., with indicative pricing from Engie, which was the only supplier willing to bid on the District's electricity load. Other providers declined to bid due to the small load size. Engie's indicative pricing under a new contract is \$0.08543 per kWh, which is 36.2% higher than the rate under the current contract. That contract was executed during the COVID pandemic and before the occurrence of Winter Storm Uri. While the new rate is higher, it will result in an additional annual cost of only \$2,217. The broker recommended that the District enter into another 60-month agreement, which may prevent experiencing a commodity price impact from the expected build-out of AI data centers and increased export of liquified natural gas. The Board discussed this information and agreed it would be reasonable to accept the indicative pricing for a five-year period. Jerry Homan stated that Harris County Fresh Water Supply District No. 61's new electricity contract will expire at about the same time the District's new contract will, and he suggested the districts work together at that time to seek better pricing. After further discussion, the Board voted unanimously to accept pricing that is no higher than the indicative pricing presented today. Further, as pricing is time-sensitive, the Board authorized Director Wilson to execute a new electricity contract on behalf of the District outside of a Board meeting. Ms. Parks will so inform the broker and update the Board once a new contract is in place.

9. Brian Breeding presented the operator's report, which indicated water accountability for the month at 101%, with 14,927,000 gallons purchased by District customers. 782 bills were prepared during the month, including 14 refunds.

Mr. Breeding described operating activity during the month, noting that preventive maintenance and testing under load had been performed at all generators. The operators repaired the park bench at the White Oak Falls walking trail and made four water taps in Phase 3 of the Weiser Business Park development.

The operators reported on their continued monitoring of activity at the homes owned by Texas Central Railroad. The operators will soon meet with representatives of the railroad to suggest that it authorize the operators to pull the water meters at every home it owns in the District to prevent unauthorized establishment of service. The operators desire to establish a clear understanding of the railroad's plans and intend to coordinate with it so that it can improve these homes. After further discussion of operating matters, upon unanimous vote, the Board approved the operator's report as presented.

10. The Board discussed matters related to the North Harris County Regional Water Authority. Mr. Breeding reported that FWSD No. 61 has posted information on its website about conversion to surface water and the rate increase due to payment of the purchase fee instead of the pumpage fee. Jerry Homan reported on the town hall meeting held September 18 and noted that a link to a video of the meeting is on FWSD 61's website. The operators discussed actions needed before conversion to chloramines and the use of surface water, noting they will contact the hospital and other medical facility customers in the District about the conversion. It is anticipated that surface water may be made available to the District in mid-November or early December. In response to a question from the Board, Mr. Homan stated he would find out whether the City Houston adds fluoride to the surface water.

11. Scott Gray presented a monthly detention and drainage facilities maintenance report. He reviewed the report and covered activity at all District ponds. The ponds remain in good condition, and no extra work was needed at this time.

12. Patrick Newton presented an engineer's report, a copy of which is attached hereto. He reported that a reinspection of roads in Weiser Business Park has now been scheduled. After a successful reinspection, a one-year warranty period must be completed before Harris County will accept the roads into its maintenance program. Mr. Newton reported that administration continues for the developer's contract with A & F General Contractors, LLC for construction of a left turn lane and median opening into the Weiser Business Park.

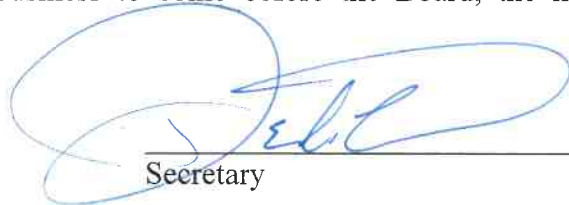
Mr. Newton reported on the status of rehabilitation of the White Oak Falls and Huffmeister lift stations, noting that the work is under way but there was no contractor pay estimate this month. Mr. Newton anticipates the work may be complete by December 9. Fencecrete America Inc. will then begin work at the White Oak Falls lift station. Regarding provision of service to the 290/Huffmeister/Hempstead Road triangle tract, Mr. Newton reported that the surveyor continues preparing metes and bounds descriptions of the necessary easements. The engineers are also working to get landowner signatures on the platting proposal accepted at last month's meeting. Finally, Mr. Newton reported there had been no communication from the Texas Commission on Environmental Quality concerning the District's interconnect with West Harris County MUDs No. 14 and No. 15. After further discussion of the engineer's report, upon unanimous vote, the Board approved the report as presented.

13. The Board took note of the intent of the Association of Water Board Directors to conduct an election to approve amendment of the organization's bylaws. The Board agreed to table substantive discussion at this time and asked the attorney to confirm that Director Shepherd is the District's voting representative.

14. The Board discussed pending business. Ms. Parks reported she has not yet prepared agreements with the District's homeowners associations (HOA) about inspection and maintenance of their playgrounds and equipment.

The Board discussed law enforcement patrol within the District. Director Godard reported on today's meeting of the patrol committee, noting the committee plans to meet with the patrol officers to find out more about the Harris County Sheriff's patrol program. The committee also plans to meet with the president of the White Oak Falls HOA to discuss its current agreement with the constable and how it would be affected if the District contracts with the sheriff. Board members generally discussed their knowledge about patrols in some districts, as well as the use of license plate reading cameras in others. The patrol committee will report back to the Board as its work progresses.

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


Secretary

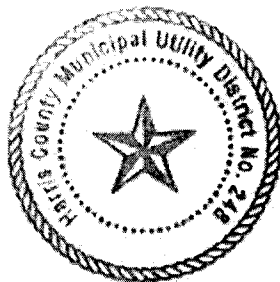
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248

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, October 8, 2025.**

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

1. Public comments
2. Minutes of meeting held September 10, 2025
3. Bookkeeper's report; review of checks and invoices; payment of bills; investment of District funds
4. Tax assessor-collector's reports for District and Defined Area; invoices and checks; status of delinquent taxes; authorize appropriate actions for collection of delinquent accounts
5. Public Hearing on Proposed 2025 Tax Rates for District and Defined Area
6. Orders Adopting Appraisal Roll and Levying Tax for 2025 in District and Defined Area; Amendments to Statement of Directors
7. Update District website to include adopted 2025 tax rate information
8. Review proposals for electricity supply contract; authorize action, as appropriate
9. Operator's report; repair and maintenance of District water, sewer, and drainage facilities; customer appeals & account adjustments; termination of service for open delinquent accounts; authorize writing off closed uncollectable accounts
10. Matters related to the North Harris County Regional Water Authority and conversion to surface water
11. Detention pond operator report; authorize repairs and maintenance
12. Engineer's report: project design; approve advertisement for bids, award of construction contracts, pay estimates, and change orders; utility commitments; capital improvements plan; design of water and sewer facilities to serve 290/Huffmeister/Hempstead Road triangle tract
13. Easements, contracts, and other actions necessary for provision of water and sewer service to 290/Huffmeister/Hempstead Road triangle tract
14. AWBD Bylaws Vote and Voter Representative Confirmation
15. Pending business, including status of:
 - a. inspection/maintenance agreements with homeowners associations; and
 - b. law enforcement patrol within District





Melissa J. Parks
Attorney for the District