

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

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

**November 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, November 12, 2025, at which a quorum of Directors was present, as follows:

Deddrick Wilmer, Secretary  
Ronda Shepherd, Assistant Secretary  
Richard Ford, Director

and the following absent:

A. Richard Wilson, President  
Marie Godard, Vice President.

Also present were Mr. Jorge Diaz; Ms. Angela Cunningham; Mr. Brian Breeding; Ms. Pam Magee; Ms. Megan Corson; Mr. Sam Meza; Mr. Patrick Newton; Mr. Scott Gray; and Ms. Melissa J. Parks, attorney for the District.

In the absence of the Board President and Vice President, Director Wilmer called the meeting to order as President Pro Tempore 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 October 8, 2025. Upon unanimous vote, 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 written on the general fund account for payment of current bills, the balance in the account, including investments, is \$6,650,374.15. Mr. Diaz presented and reviewed a comparison of actual versus budgeted general operating revenues and expenditures for seven months of the fiscal year ending March 31, 2026. At this point in time, the expected operating deficit is lower than originally projected. Mr. Diaz 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 October 31, the District's taxes were 97.7% collected, and the 2024 taxes in the Defined Area were 99.8% collected. A minimal amount of 2025 taxes had begun to roll in. Ms. Parks updated the Board on the status of the delinquent tax accounts that had been subject to termination of service, noting that four of the accounts had been paid in full, and the remaining two had been set up on payment plans. Ms. Cunningham presented proposed disbursements from the tax account and the Defined Area tax account and noted the remaining account balances upon release. Ms. Cunningham reported the 2025 certified taxable value of property in the District is now \$908,347,069, and in the Defined Area, it is \$158,547,577. After further discussion of tax matters, upon unanimous vote, the Board approved both monthly reports as presented and

authorized release of all disbursements listed thereon.

5. Brian Breeding presented the operator's report, which indicated water accountability for the month at 100%, with 15,875,000 gallons purchased by District customers. 779 bills were prepared during the month, including nine refunds.

Mr. Breeding described operating activity during the month and also presented a list of 24 closed accounts recommended for write-off in the total amount of \$4,380.09. All of these accounts were occupied by renters who had moved out and left an outstanding balance in excess of the account deposit. Fourteen of the accounts are at railroad-owned homes. To that end, Mr. Breeding reported that the operators have pulled the meters at all railroad-owned homes and recommend Board approval of a \$50 charge for pulling the meters and later restoring service when requested by the railroad. After discussion, the Board unanimously approved writing off all 24 accounts and sending them to collections. The Board further unanimously approved the recommended \$50 charge for railroad homes for as long as they are owned by the railroad. After further discussion of operating matters, upon unanimous vote, the Board approved the operator's report as presented.

6. The Board discussed matters related to the North Harris County Regional Water Authority. Mr. Breeding reported that at this time Mr. Homan is attending a Board meeting of the Harris-Galveston Subsidence District to speak about its possible imposition of disincentive fees within the Authority. Mr. Breeding understood that the Authority's Jun Chang was also at this meeting. Regarding conversion to use of surface water within the District, after much communication with the Authority, the operators understand the date of conversion will be January 7, 2026. The operators felt it was important that the conversion occur simultaneously at all four of the water plants of Harris County Fresh Water Supply District No. 61. Information about the upcoming conversion is posted on No. 61's website. The operators will keep the Board updated on actions related to the conversion and commencement of the use of chloramine disinfection.

7. Scott Gray presented a monthly detention and drainage facilities maintenance report. The ponds remain in good condition, as shown in the report, and Mr. Gray confirmed no extra work was needed at this time.

8. Patrick Newton presented an engineer's report, a copy of which is attached hereto. A reinspection of roads in Weiser Business Park was completed October 23 and the construction contractor has 90 days to complete items on the punch list. 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 has been executed, and Mr. Newton expects issuance of a notice to proceed next week.

Mr. Newton reported on rehabilitation of the White Oak Falls and Huffmeister lift stations, presenting McDonald Electric's change order No. 2 for \$59,526.88 for installation of a permanent bypass at each lift station. This will allow draining of the wet well and make future rehabilitations easier. Ideally, such bypasses would have been installed when the lift stations were originally constructed, but as they were not, it is beneficial to do so now. This contractor's first three pay estimates are being processed for payment in December.

Mr. Newton discussed provision of service to the 290/Huffmeister/Hempstead Road triangle tract. The surveyor continues preparing metes and bounds descriptions of the necessary easements. As far as the platting of several tracts, Mr. Newton presented a new

proposal for execution by the District and the three affected landowners. This proposal uses an outside surveyor for the platting and surveying services, and the total charge is lower. After discussion, the Board noted it could not act on this proposal today, as Director Ford has a conflict of interest as an affected landowner. This leaves only two directors available to vote, which is less than the amount required under Texas Water Code §49.053. Finally, Mr. Newton and Mr. Breeding reported that by letter dated October 20, 2025, the Texas Commission on Environmental Quality had conditionally authorized use of the District's interconnect with West Harris County MUDs No. 14 and No. 15. The issue is that the District receives chlorinated water from No. 61, but West Harris County MUD No. 15 uses chloramines for its water treatment. TCEQ must conduct a case-by-case review if water containing chloramines is to be blended with water containing free chlorine. Mr. Newton and Mr. Breeding noted that this condition would soon become moot, as the water purchased from No. 61 will contain chloramines prior to conversion to surface water. After further discussion of the engineer's report, upon unanimous vote, the Board approved the report as presented, and it also approved McDonald Electric's change order No. 2.

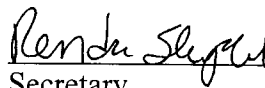
9. The Board reviewed proposals for renewal of the District's insurance coverage, as current policies will expire in mid-December. After discussion, upon unanimous vote, the Board approved the insurance proposal as presented. It also accepted the proposal for provision of business travel/accident coverage.

10. The Board discussed the election for amendment of the bylaws of the Association of Water Board Directors. Ms. Parks confirmed that Director Shepherd is the District's AWBD voting representative. The Board noted no objection to Director Shepherd casting the District's vote in favor of the proposition.

11. The Board discussed pending business, including a new contract for electricity service at District facilities. Ms. Parks reported that the electricity broker had obtained executable pricing today from Engie. The pricing was slightly lower than the indicative pricing discussed last month. To that end, the Board confirmed last month's decision to accept pricing no higher than the indicative pricing, and it now voted unanimously to designate President Pro Tempore Director Wilmer to execute the contract on behalf of the District.

12. The Board discussed additional pending business. Ms. Parks reported on her contact with Champions Hydro-Lawn to obtain written proposals for inspections of the White Oak Falls and White Oak Springs playgrounds and equipment. Once the proposals are obtained, Ms. Parks will communicate with the associations about the District's willingness to pay for the inspections. Brian Breeding reported that the District's law enforcement patrol committee had met again since last month to discuss the matters mentioned at the Board's October meeting. In addition, Director Godard has been in contact with Flock about license plate reading cameras. The committee plans to present a detailed report to the Board once it has gathered adequate information, which it expects during the first quarter of 2026.

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

  
Secretary

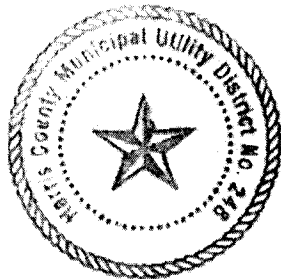
## HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248


### 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, November 12, 2025.**

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

1. Public comments
2. Minutes of meeting held October 8, 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. 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
6. Matters related to the North Harris County Regional Water Authority; conversion to chloramine disinfection system and surface water
7. Detention pond operator report; authorize repairs and maintenance
8. 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
9. Easements, contracts, and other actions necessary for provision of water and sewer service to 290/Huffmeister/Hempstead Road triangle tract
10. Renew District insurance coverage
11. Amendment of AWBD Bylaws
12. Pending business, including status of:
  - a. electricity supply contract;
  - b. inspection/maintenance agreements with homeowners associations; and
  - c. law enforcement patrol within District



  
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Melissa J. Parks  
Attorney for the District