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HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248

Minutes of Meeting of Board of Directors

March 11, 2026

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 11, 2026, 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

and the following absent:

Richard Ford, Director.

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

The President 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 February 11, 2026. 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 checks reflected thereon and activity in each District account. Upon release of disbursements totaling \$197,948.54, the balance in the general fund account, including investments, is \$8,058,318.91. Mr. Diaz reviewed a comparison of actual versus budgeted general operating revenues and expenditures for 11 months of the fiscal year ending March 31, 2026. Finally, Mr. Diaz reviewed the monthly investment report. After further discussion, upon motion by Director Godard, seconded by Director Wilmer and unanimously carried, 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, 2027. The budget reflects an approximately \$1,050,000 operating surplus at fiscal year end. Mr. Diaz noted he had received comments from all District consultants concerning the proposed budget. The Board discussed the budget in detail and noted its desire to add a \$150,000 expenditure item for law enforcement patrol and surveillance camera costs. After further discussion, upon motion by Director Godard, seconded by Director Wilmer, the Board voted unanimously to adopt the attached Resolution Adopting the 2027 Operating Budget, amended as discussed above.

5. Wendy Ramirez of Forvis Mazars, LLP presented a proposal to conduct an audit of the District's books and records for the fiscal year ending March 31, 2026. After review and discussion of same, as well as the estimated fees for service plus an administration fee, upon motion by Director Wilmer, seconded by Director Godard and unanimously carried, the Board accepted the audit proposal as presented.

6. Angela Cunningham presented the tax assessor-collector's monthly reports. Through February 28, the District's 2025 taxes were 94.2% collected, and the 2025 taxes in the Defined Area were 94.6% collected. 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 asked Ms. Cunningham to check on the status of the property value protest underway by the hospital. After further discussion of tax matters, upon motion by Director Wilmer, seconded by Director Shepherd and unanimously carried, the Board approved both monthly reports as presented and authorized release of all disbursements listed thereon.

7. Brian Breeding presented the operator's report, indicating water accountability for the month at 99% and sale of 12,636,000 gallons of water to District customers. 772 bills were prepared during the month, including four refunds.

Mr. Breeding described operating activity, including repair of the water service line and sidewalk at 9915 Barr Lake. He reported that the District received a letter from the Texas Commission on Environmental Quality (TCEQ) reflecting District completion of TCEQ requirements after the TCEQ compliance investigation last year. Mr. Breeding also addressed all tasks regularly undertaken by the operators during the month. He next reported that surface water conversion remains pending, but he noted that as of yesterday, the District began disinfecting its groundwater using chloramines. This change may result in in taste and odor complaints from District customers, which the operators will address. Mr. Breeding also reported that residents can expect additional flushing to occur. Currently, the operators anticipate the availability of surface water on or after March 23. Thereafter, upon motion by Director Shepherd, seconded by Director Wilmer and unanimously carried, the Board approved the operator's report as presented.

8. The Board discussed matters related to the North Harris County Regional Water Authority. Jerry Homan addressed the Board and discussed a new fee to be considered by the Authority's board on April 6. The new fee would be charged on groundwater pumped by entities to which the Authority has made surface water available. The proposed rate is \$0.90 higher per 1,000 gallons than the pumpage fee currently charged on groundwater pumped by all entities within the Authority. Mr. Homan and the Board noted that the new rate would penalize districts that use their own water wells, and they mentioned the irony of the situation, given the Authority's long-time encouragement that entities that keep and maintain their wells for supply redundancy. The Board voiced its opposition to the new rate and thereafter, upon motion by Director Wilmer, seconded by Director Shepherd and unanimously carried, directed the attorneys to send a letter to the Authority setting out the reasons for the District's opposition to the new rate.

9. Scott Gray presented a detention and drainage facilities maintenance report. He reported no issues at the District's facilities during the month. There is plenty of grass in the area, and he noted rye grass growth generally peaks annually in March and April. After further discussion, upon motion by Director Wilmer, seconded by Director Godard and

unanimously carried, the Board approved Mr. Gray's report.

10. Patrick Newton presented an engineer's report, copy attached. He reported on paving in Weiser Business Park, noting there was no pay estimate for the left turn lane and median opening project for Board consideration this month, although the work is substantially complete. He reported that Harris County will inspect the turn lane and median opening at the same time it conducts the one-year warranty inspection on the rest of the roads in the park, even though the current work is permitted separately from the previously-constructed roads.

Mr. Newton addressed rehabilitation of the White Oak Falls and Huffmeister lift stations and presented pay estimate No. 2 from McDonald Electric in the amount of \$24,750, which he recommended the Board authorize for payment. Mr. Newton also noted he will check with McDonald Electric to confirm the completion date so that installation of the fence by Fencecrete can begin at the White Oak Falls lift station. He next stated that due to lack of space in the area where the bypass pumping is being done, he may eventually recommend the Board authorize paving a larger area to expand the driveway at the White Oak Falls lift station. This would make it easier and safer for trucks to turn in and maneuver at the site. He and Mr. Homan noted as well that the District would be able to accommodate such an expansion even if sidewalks in the area are extended by Harris County.

Mr. Newton discussed provision of service to the 290/Huffmeister/Hempstead Road triangle tract. The surveyor continues completion of the last description remaining necessary for the easements, and Mr. Newton roughly estimated that construction could begin in 90 days.

Mr. Newton discussed preparation of an exhibit with information about all areas mowed within the District. The engineers are working on a draft in consultation with the operators and Champions-Hydro Lawn. The Board mentioned the condition of a strip at the south end of White Oak Springs. This strip is not being maintained, and it appears maintenance is the obligation of the Harris County Flood Control District (HCFCD). It was also mentioned that the White Oak Springs homeowners association may own this tract or one that is parallel to it, which could eventually be conveyed to the HCFCD on this. However, the concern at hand is having the strip maintained, and to that end, Mr. Homan stated his willingness to work with HCFCD. After further discussion of engineering matters, upon unanimous vote, the Board approved the engineer's report and authorized payment of pay estimate No. 2 as recommended by the engineer.

11. The Board discussed provision of law enforcement patrol within the District by Harris County Sheriff's deputies. The Board reviewed a proposed Interlocal Agreement for Law Enforcement Services between the District and Harris County. The Board discussed the terms of the proposed agreement, noting that patrol is set to begin April 11 and end on September 30, 2026. Payments are to be made monthly in advance, with the first payment due in March, 2026. Mr. Homan reported that Harris County Fresh Water Supply District No. 61 will also be entering into a patrol agreement, providing even more coverage in the area. Mr. Homan intends to meet with the officers before they begin patrolling under the agreements. After further discussion, upon motion by Director Shepherd, seconded by Director Godard and unanimously carried, the Board approved the proposed agreement and authorized its execution by the proper District officers. Ms. Parks will forward the executed agreement to Harris County for action.

12. The Board briefly discussed entering into a contract with Flock Group, Inc. for provision of surveillance cameras. Director Godard noted that the four cameras currently in place under Flock's contracts with the HOAs will remain in place under the District's contract, and six more cameras will be added. Mr. Homan stated the District will ask the sheriffs to recommend locations for placement of the additional cameras. The Board agreed to further consider this matter at its next meeting.

13. The Board discussed entering into agreements with the White Oak Falls and White Oak Springs HOAs concerning District contributions toward costs of maintenance of HOA facilities. Ms. Parks presented a draft Maintenance Contribution Agreement with each HOA and reviewed the proposed terms and conditions. Under such agreements, the District would make an annual contribution to each HOA for two years, with the possibility of paying in two additional years upon renewal of the agreements. After discussion, upon motion by Director Shepherd, seconded by Director Wilmer and unanimously carried, the Board approved identical Maintenance Contribution Agreements with both HOAs and authorized their execution by the proper District officers. Ms. Parks will forward the agreements to each HOA for their review and approval.

14. The Board discussed matters related to the District's 2026 election of directors. After discussion, upon motion by Director Shepherd, seconded by Director Godard and unanimously carried, the Board adopted the attached Order Designating Polling Place and Appointing Election Officials.

15. The Board discussed pending business. Mr. Homan mentioned monitoring proceeds of District bond issues for possible arbitrage. Bond proceeds are on deposit in the District's capital projects fund accounts. After discussion, the Board agreed to review the annual arbitrage maintenance reports previously received on outstanding District bond issues and to direct further actions as and if necessary.

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

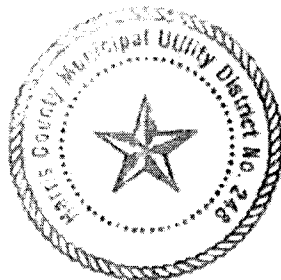


Secretary

**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, March 11, 2026.** The subject of the meeting is to consider and act on the following:

1. Public comments
2. Minutes of meeting held February 11, 2026
3. Bookkeeper's report; review of checks and invoices; payment of bills; investment of District funds
4. Resolution Adopting Operating Budget for fiscal year ending March 31, 2027
5. Engage Auditor for fiscal year ending March 31, 2026
6. Tax assessor-collector's reports for District & Defined Area; invoices & checks; status of delinquent taxes; authorize appropriate actions for collection of delinquent accounts
7. 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
8. Matters related to the North Harris County Regional Water Authority; conversion to chloramine disinfection system and surface water
9. Detention pond operator report; authorize repairs and maintenance
10. Engineer's report: project design; approve advertisement for bids, award of 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
11. Easements, contracts, and other actions necessary for provision of water and sewer service to 290/Huffmeister/Hempstead Road triangle tract
12. Report from committee on law enforcement patrol and camera contracts; Interlocal Agreement with Harris County for law enforcement patrol; Contract with Flock Group, Inc. for cameras
13. Inspection/maintenance funding agreements with homeowner associations
14. Adopt Order Designating Polling Place and Appointing Election Officials
15. Pending business



A handwritten signature in black ink that reads "Melissa J. Parks".

Melissa J. Parks
Attorney for the District

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248
AVISO DE ASAMBLEA PÚBLICA

Se notifica por el presente a todos los miembros del público interesados que la Junta Directiva del Distrito mencionado en el título realizará una asamblea pública en 13205 Cypress North Houston Road, Cypress, Condado de Harris, Texas. La asamblea se celebrará a las **11:30 horas del miércoles 11 de marzo de 2026.**

El asunto a tratar en la asamblea será considerar y actuar sobre lo siguiente:

Adoptar una Orden para designar el lugar de votación y los funcionarios electorales

THÔNG BÁO CUỘC HỌP CÔNG KHAI

Theo đây xin thông báo cho tất cả các thành viên cộng đồng quan tâm về việc Ban Giám Đốc của cơ quan ghi trên sẽ tổ chức một cuộc họp công khai tại 13205 Cypress North Houston Road, Cypress, Quận Harris, Texas. Phiên họp sẽ được tổ chức vào **lúc 11:30 sáng Thứ Tư, ngày 14 tháng 1 năm 2026.**

Chủ đề của cuộc họp là xem xét và thực thi nội dung sau đây:

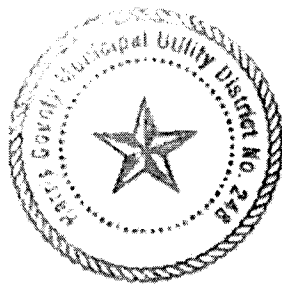
Thông Qua Lệnh Ấn Định Địa Điểm Bỏ Phiếu và Bổ Nhiệm Các Viên Chức Phụ Trách Bầu Cử

公眾會議通知

茲此通知所有相關公眾人士，本區董事會將於 13205 Cypress North Houston Road, Cypress, Harris County, Texas 举行公开会议。 **会议将于 2026 年 1 月 14 日星期三上午 11:30。**

本次會議的主題將是審議並執行以下事項：

採納關於指定投票所及委任選舉官員的命令



Melissa J. Parks

Melissa J. Parks, Attorney for the District

Harris County Municipal Utility District No. 248
Compliance with Texas Government Code Section 551.043

Pursuant to Texas Government Code § 551.043(c), a physical copy of the proposed budget has been attached to this Notice of Public Meeting.

Taxpayer Impact Statement

Below is a comparison of a property tax bill for a median-valued¹ homestead property in the district for the current fiscal year to an estimate of a property tax bill for the same property for the upcoming fiscal year if the proposed budget is adopted.

Description	Tax Bill (\$)
Property tax bill for a median-valued homestead property in District for current fiscal year	\$965.15
Estimated property tax bill for the same median-valued homestead property in District for upcoming fiscal year if proposed budget is adopted	\$965.15

¹ While Texas Government Code § 551.043 uses the term “median-valued,” such term does not appear in the sections of Texas Tax Code Chapter 26 that are applicable to taxing units such as the District. Laws applicable to the District require its tax assessor-collector to calculate the tax rate using the “average taxable value” of homestead properties. (*Texas Water Code, Sections 49.23601, 49.23602(d) and 49.23603*) Therefore this Taxpayer Impact Statement calculates the property tax bill using such “average taxable value.”

HARRIS COUNTY MUD #248
OPERATING BUDGET
4/1/26 to 3/31/27

1st Draft

	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	TOTAL
REVENUE:													
4100 Water Revenue	35,833	35,833	35,833	35,833	35,833	35,833	35,833	35,833	35,833	35,833	35,833	35,833	430,000
4200 Sewer Service Revenue	38,187	38,187	38,187	38,187	38,187	38,187	38,187	38,187	38,187	38,187	38,187	38,187	458,000
4310 Tap Connection Fees	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000
4320 Maintenance Tax Revenue	96,370	-	-	-	-	-	-	-	32,123	321,234	1,027,949	128,494	1,806,170
4322 Sales Tax Revenue -COH	33,333	33,333	33,333	33,333	33,333	33,333	33,333	33,333	33,333	33,333	33,333	33,333	400,000
4330 Penalty Interest & Late Fee	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
4331 NHCRWA Revenue	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	600,000
5391 Interest on Temp Investments	15,417	15,417	15,417	15,417	15,417	15,417	15,417	15,417	15,417	15,417	15,417	15,417	185,000
5399 Miscellaneous Revenue	417	417	417	417	417	417	417	417	417	417	417	417	5,000
TOTAL REVENUE	273,037	178,667	178,667	178,667	178,667	178,667	178,667	178,667	208,790	497,901	1,204,616	305,160	3,726,170
EXPENSES:													
6200 Payroll Administration	287	287	287	287	287	287	287	287	287	287	287	287	3,444
6201 Payroll Tax Expense	85	85	85	423	85	85	85	85	85	85	304	80	1,572
6300 Purchase Water	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	186,000
6301 Purchase Sewer Services	38,187	38,187	38,187	38,187	38,187	38,187	38,187	38,187	38,187	38,187	38,187	38,187	458,000
6302 Infrastructure Rehab	30,417	30,417	30,417	30,417	30,417	30,417	30,417	30,417	30,417	30,417	30,417	30,417	365,000
6310 Director Fees	1,713	1,713	1,713	1,713	1,713	1,713	1,713	1,713	1,713	1,713	1,713	1,713	20,553
6320.1 Legal Fees	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	120,000
6378 Election Expenses	-	60,000	-	-	-	-	-	-	-	-	-	-	60,000
6321 Auditing Fees	-	-	-	-	22,000	2,800	-	-	-	-	-	-	24,800
6322 Engineering Fees - General	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	100,000
6323 Operator Fees	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	130,000
6324 Laboratory Expenses	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
6326 Permit Fees	-	-	-	-	-	-	-	2,700	-	-	-	-	2,700
6328 NHCRWA Expenses	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	600,000
6329 Arbitrage Reports	3,500	-	-	-	-	-	-	-	-	-	-	-	3,500
6333 Bookkeeping Fees	2,884	2,884	2,884	2,884	2,884	2,884	2,884	2,884	2,884	2,884	2,884	2,884	34,608
6335 Maintenance & Repairs-Routine	20,833	20,833	20,833	20,833	20,833	20,833	20,833	20,833	20,833	20,833	20,833	20,833	250,000
6338 Legal Notices	-	-	3,000	-	-	-	-	-	-	-	-	-	3,000
6340 Printing and Office Supplies	1,220	1,220	1,220	1,220	1,220	1,220	1,220	1,220	1,220	1,220	1,220	1,220	14,640
6350 Postage	435	435	435	435	435	435	435	435	435	435	435	435	5,220
6354 Travel Expenses	250	250	250	250	250	250	250	250	250	250	250	250	3,000
6351 Telephones	100	100	100	100	100	100	100	100	100	100	100	100	1,200
6352 Utilities	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	22,000
6353 Insurance	-	35,334	-	-	-	-	-	-	-	-	-	-	35,334
6356 Miscellaneous Exp	325	325	325	325	325	325	325	325	325	325	325	325	3,900
6369 Dues and Meetings & Education	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,000
6370 Tap Connection Expense	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
6378 TWA Fee	225	225	225	225	225	225	225	225	225	225	225	225	2,700
6400 Detention Pond Maint/Mowing	13,333	13,333	13,333	13,333	13,333	13,333	13,333	13,333	13,333	13,333	13,333	13,333	160,000
7410 TCEQ Assessment Fee	-	-	-	-	-	-	-	-	-	5,000	-	-	5,000
TOTAL EXPENSES	215,190	307,024	214,690	212,028	233,690	214,490	211,690	214,390	211,690	216,690	211,909	211,585	2,675,172
NET REVENUES/LOSS	57,846	(130,358)	(36,024)	(35,362)	(57,024)	(37,824)	(35,024)	(37,724)	(2,900)	281,210	992,706	93,475	1,050,998
Beginning Cash Surplus	7,958,361	8,016,208	7,885,850	7,847,826	7,812,464	7,755,441	7,717,617	7,662,593	7,644,869	7,641,969	7,923,179	8,915,885	
Net Revenues/Loss	57,846	(130,358)	(36,024)	(35,362)	(57,024)	(37,824)	(35,024)	(37,724)	(2,900)	281,210	992,706	93,475	
Ending Cash Surplus/Deficit	8,016,208	7,885,850	7,847,826	7,812,464	7,755,441	7,717,617	7,682,593	7,644,869	7,641,969	7,923,179	8,915,885	9,009,360	

NOTES:

Tax Rate: 2025 Certified Assessed Value 3910,527,271 x .1800 MUD Rate/100 @ 98% Collected = \$1,606,710

Presented Draft 1: 03/11/26

Presented Draft 2:

Adopted Draft 2:

Approved Amended 1:

Prepared By:

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