

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 249

Minutes of Meeting of Board of Directors June 17, 2021

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 249 (the "District") met in regular session, open to the public on June 17, 2021, in accordance with the duly posted Notice of Public Meeting, and the roll was called of the duly constituted officers and members of the Board, as follows:

Ralph V. Palermo, President
Willie Hodge, Vice President
Norman Adamek, Secretary
Michael Guillory, Assistant Secretary
Diana Moore, Assistant Secretary

all of whom were present, except Director Moore, and all participated in the meeting via telephone conference call, thus constituting a quorum. Director Moore joined the meeting after the call to order, as noted below.

Also attending the meeting via telephone conference call were: John Davis of Langford Engineering, Inc. ("Langford"); Eric Thiry of Environmental Development Partners, L.L.C. ("EDP"); Jordan Weyand of Municipal Accounts & Consulting, L.P. ("MAC"); Odett McMullen of Bob Leared Interests, Inc. ("BLI"); Michael Murr of Murr Incorporated ("MI"); Michelle Johnson of Touchstone District Services, LLC ("Touchstone"); Cindy Adamek, a resident of the District; and Christopher Skinner and Maranda Lawson of Schwartz, Page & Harding, L.L.P. ("SPH").

The President called the meeting to order and declared it open for such business as might regularly come before the Board.

EXPLANATION OF TELEPHONE CONFERENCE CALL MEETING PROCEDURES AND CALL TO ORDER

Mr. Skinner explained to the Board the procedures to be used during the telephone conference call meeting. In connection therewith, he informed the participants that the meeting would be recorded, and requested that each participant clearly state his or her name before speaking, including when making or seconding a motion. Mr. Skinner further explained that he would conduct a roll call vote for all motions and that Board members should wait to vote on a motion until his or her name has been called. Lastly, Mr. Skinner conducted a full roll call of all meeting participants for attendance purposes.

PUBLIC COMMENTS

The Board began by opening the meeting for public comments. There being no public comments presented, the Board continued to the next item of business.

MINUTES

The Board next reviewed the draft minutes of its meetings held on May 11, 2021, and May 20, 2021. After discussion of the minutes presented, Director Hodge moved that said minutes be approved, as written. Director Adamek seconded said motion, which carried unanimously.

STATUS OF SERIES 2021 REFUNDING BONDS

The Board next considered the status of the Districts \$1,140,000 Unlimited Tax Refunding Bonds, Series 2021 ("Series 2021 Refunding Bonds"). In connection therewith, Mr. Skinner informed the Board that the successful closing on the Series 2021 Refunding Bonds occurred on Tuesday, June 8, 2021.

DISTRICT SECURITY

The Board next considered the report regarding District security matters. Mr. Skinner discussed the Harris County Sheriff's Office ("HCSO") security patrol report for May 2021, a copy of which report is attached hereto as **Exhibit A**.

TAX ASSESSOR-COLLECTOR'S REPORT

Ms. McMullen next presented to and reviewed with the Board the Tax Assessor-Collector's Report for the month of May 2021, a copy of which report is attached hereto as **Exhibit B**. After discussion, Director Hodge moved that the tax assessor-collector report be approved and the checks identified therein be approved for payment from the District's tax account. Director Adamek seconded said motion, which carried unanimously.

Director Moore joined the meeting during the Tax Assessor-Collector's Report.

DELINQUENT TAX REPORT

Mr. Skinner next presented to and reviewed with the Board the Delinquent Tax Report, dated June 17, 2021, prepared by Perdue, Brandon, Fielder, Collins & Mott, L.L.P., the District's delinquent tax collection attorneys; a copy of the report is attached hereto as **Exhibit C**. Mr. Skinner noted that no Board action was necessary in connection with any of the accounts reflected in the report.

BOOKKEEPER'S REPORT

Mr. Weyand next presented to and reviewed with the Board the Bookkeeper's Report, dated June 17, 2021, a copy of which report is attached hereto as **Exhibit D**. After discussion, it was moved by Director Hodge that the Bookkeeper's Report be approved and that the disbursements identified therein be authorized for payment. Director Adamek seconded the motion, which carried unanimously.

LANDSCAPING WITHIN THE DISTRICT

The Board next discussed landscaping within the District. In connection therewith, Mr. Murr presented to and reviewed with the Board a Progress Report-Landscape Projects, a copy of which report is attached hereto as **Exhibit E**. Mr. Murr informed the Board that the trees along the drive at the Wastewater Treatment Plant need to be pruned and requested that the Board authorize MI to prune said trees at a cost not to exceed \$5,000. After discussion, Director Hodge move that MI be authorized to prune said trees at a cost not to exceed \$5,000. Director Adamek seconded the motion, which carried unanimously.

DETENTION AND DRAINAGE FACILITIES REPORT

The Board deferred consideration of a Drainage Facilities Report after noting that no representative of Storm Water Solutions, LP was present at the meeting.

ENGINEERING REPORT

Mr. Davis next presented to and reviewed with the Board the Engineering Report, dated June 17, 2021, a copy of which report is attached hereto as **Exhibit F**, relative to the status of various projects within the District.

Mr. Davis next updated the Board relative to the repair of the water well and pump, as previously discussed. In connection therewith, Mr. Davis informed the Board that C&C Water Services LLC ("C&C") installed the new pump today and noted that a test on the new well will be conducted next week. Mr. Davis also informed the Board that, as previously authorized, Langford prepared and submitted correspondence to the Texas Commission on Environmental Quality ("TCEQ") requesting an exemption from the public bidding requirements for such project, and permission for the District to award the contract to C&C on an emergency basis. He noted that Langford has received correspondence from the TCEQ granting said request.

Mr. Davis informed the Board that North Joint Ventures, LP recently televised its sanitary sewer system for the Northland Shopping Center and noted that EDP and Langford have reviewed some of the televising reports. Mr. Davis then informed the Board that said reports indicated that there is some damage to a gravity sewer line which appears to have been caused by a directional drilling operation, which is most likely attributable to the lift station force main that was installed a few years ago. Mr. Davis and Mr. Thiry then recommended that the Board authorize EDP to make the necessary repair in an amount not to exceed \$10,000. After discussion, Director Hodge moved that EDP be authorized to make the necessary repair to the sewer line at a cost not to exceed \$10,000. Director Adamek seconded the motion, which carried unanimously.

Mr. Davis next informed the Board that Langford has been requested to perform a feasibility study for water and sanitary sewer service for a 1.5 acre tract located outside the jurisdictional boundaries of the District on the north side of Spring Cypress Road near the post office. After discussion on the matter, the Board concurred that Langford be authorized to

inform the property owner that the District would consider providing the requested water and sanitary sewer service if the owner was willing to (i) annex the property into the jurisdictional boundaries of the District, (ii) pay for all the costs associated with the annexation and extension of the applicable water and sanitary sewer lines to service the property and (iii) enter into a Utility Development Agreement with the District containing certain restrictions regarding the type of development and/or use is permitted on the property.

Mr. Davis next informed the Board that Langford recently received a request from Adams Engineering in connection with construction of a convenience store and car wash at the property located on the northeast corner of Lexington Road and East Cypresswood Drive. Mr. Davis additionally informed the Board that an additional request was received from Catalyst Technical Group for drainage area maps has been received. He noted that said property is located within the boundaries of the District and recommended that the Board require a deposit of \$5,000 to be provided to the District to cover the associated costs related to said request. After discussion, Director Hodge moved that Langford be authorized to request a \$5,000 deposit be provided to the District to cover any associated costs. Director Adamek seconded the motion, which carried unanimously.

Mr. Skinner next informed the Board that he was in receipt of e-mail correspondence regarding the approximately 1-acre commercial tract previously considered for construction of a motel and noted that he informed the owner that the Board has previously considered a similar request and was not interested at this time.

PROPOSED ANNEXATION OF AND/OR PROVISION OF PERMANENT WATER AND SEWER SERVICE TO SIX FLAGS HURRICANE HARBOR SPLASHTOWN ("SPLASHTOWN")

Mr. Skinner informed the Board that he had nothing new to report at this time in connection with the proposed annexation of Splashtown.

PROPOSED BOND ISSUE

Mr. Skinner informed the Board that Langford has provided SPH with the revised Bond Application Report ("BAR") for the District's proposed Series 2021 bond issue and noted that SPH is in the process of reviewing said BAR at this time and expects to submit said BAR to the TCEQ prior to the District's next Board meeting.

INTERLOCAL AGREEMENT (REMOVAL OF BERM)

Mr. Skinner next presented to and reviewed with the Board an Interlocal Agreement among the District, Harris County Water Control and Improvement District No. 110 ("No. 110") and Harris County Flood Control District ("HCFCD") for the removal of the berm between detention basins at this time. After discussion, Director Hodge moved that said Agreement be approved and that the President be authorized to execute same on behalf of the Board and the District, subject to approval and execution of said Agreement by No. 110 and HCFCD. Director Adamek, seconded the motion, which carried unanimously.

INTERLOCAL AGREEMENT (LEMM GULLY STORMWATER DETENTION BASIN PROJECT)

Mr. Skinner reminded the Board that it previously approved a revised draft Interlocal Agreement between the District and Harris County Flood Control District ("HCFCD") for the Lemm Gully stormwater detention basin project and noted that he had nothing new to report at this time.

ISSUANCE OF UTILITY COMMITMENTS

The Board deferred the issuance of utility commitments, as no requests for same had been received.

OPERATIONS AND MAINTENANCE REPORT

The Board next considered the Operations and Maintenance Report. Mr. Thiry presented to and reviewed in detail with the Board a written Operator's Report prepared by EDP, dated as of June 17, 2021; a copy of the report is attached hereto as **Exhibit G**.

AUTHORIZE SUBMISSION OF INFORMATION TO ELECTRIC UTILITY PROVIDERS

The Board next considered authorizing submission to each electric utility that provides transmission and distribution service to the District and each retail provider updated contact information and/or descriptive information regarding District facilities that qualify for critical load status. After discussion, the Board concurred that EDP be authorized to submit said information on the District's behalf. Mr. Thiry then informed the Board that EDP has completed said submission on the District's behalf.

COMMUNICATIONS REPORT

The Board next discussed District communications. Ms. Johnson presented to and reviewed with the Board a Monthly Communications Report, a copy of which Report is attached hereto as **Exhibit H**. It was noted that no action was being requested at this time.

VOTING SYSTEM ANNUAL FILING FORM

The Board next considered authorizing the completion, execution and filing with the Texas Secretary of State of a Voting System Annual Filing Form relative to District elections. Mr. Skinner advised that, pursuant to Section 123.061 of the Texas Election Code, each political subdivision in the State of Texas is required to complete and file said Form with the Secretary of State's office. After discussion, Director Hodge moved that: (i) SPH be authorized to complete and execute the Voting System Annual Filing Form; and (ii) SPH be authorized to file the Form with the Texas Secretary of State's Office on behalf of the Board and the District. Director Adamek seconded said motion, which unanimously carried.

ATTORNEY'S REPORT

Mr. Skinner informed the Board that he had nothing more of a legal nature to report at this time.

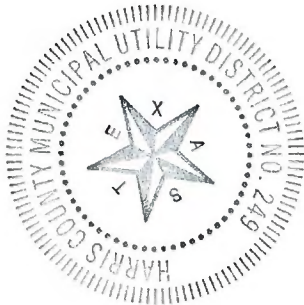
CLOSED SESSION PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.071 AND/OR SECTION 551.072

The Board deferred convening in closed session at this time.

ADJOURN

There being no further business to come before the Board, upon motion duly made by Director Hodge, seconded by Director Adamek and carried unanimously, the meeting was adjourned.


Secretary



LIST OF ATTACHMENTS TO MINUTES

Exhibit A – Security Report

Exhibit B – Tax Assessor-Collector's Report

Exhibit C – Delinquent Tax Report

Exhibit D – Bookkeeper's Report

Exhibit E – Progress Report-Landscape Projects

Exhibit F – Engineer's Report

Exhibit G – Operator's Report

Exhibit H – Monthly Communications Report