

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 249

Minutes of Meeting of Board of Directors May 16, 2019

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 249 (the "District") met at the Board's regular meeting place on May 16, 2019, 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
Daniel Stage, Vice President
Diana Moore, Secretary
Willie Hodge, Assistant Secretary
Norman Adamek, Assistant Secretary

and all of said persons were present, except Director Adamek, thus constituting a quorum.

Also present were John Davis of Langford Engineering, Inc. ("Langford"); Eric Thiry of Environmental Development Partners, L.L.C. ("EDP"); Cory Burton of Municipal Accounts & Consulting, L.P. ("MAC"); Stephanie Hendershot of Bob Leared Interests, Inc. ("BLI"); Rob Miller of Touchstone District Services, LLC ("Touchstone"); Cindy Adamek, Belinda Luna, Bruce Sauers, James McConville and Doreen Wells, residents of the District; and Christopher Skinner of Schwartz, Page & Harding, L.L.P. ("SPH"), some of whom entered the meeting following the call to order as noted below.

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

MINUTES

The Board first reviewed the draft minutes of its meeting held on April 18, 2019. After discussion of the minutes presented, Director Hodge moved that said minutes be approved, as written. Director Stage seconded said motion, which carried unanimously.

COMMENTS FROM THE PUBLIC

The Board considered comments from the public. Mrs. Adamek presented and reviewed photos of recent street flooding in the District that occurred during the recent heavy rainfall event, copies of which photographs are attached hereto as **Exhibit A**. She advised that numerous residents expressed their concern regarding the street flooding at the recent Spring Lakes Homeowners Association meeting. Mr. Thiry then advised that EDP has conducted a preliminary inspection of the District's street drainage system and discussed same with the Board. Mr. Davis entered the meeting during the discussion. Mr. Davis then presented to and reviewed with the Board a copy of Harris County Flood Warning System documentation concerning rainfall rates, a copy of which documentation is included with **Exhibit A**, and noted that the rainfall intensity level reflected in the documentation explains the reason for the street flooding that occurred. Mr. Miller then discussed with the Board the possibility of posting information on the District's

website regarding what to do in the event of street flooding and a copy of the documentation reflecting the rainfall intensities. No action was taken by the Board at this time.

DISTRICT SECURITY

The Board next considered the report regarding District security matters. Mr. Skinner distributed the Harris County Sheriff's Office security patrol report for April 2019, a copy of which report is attached hereto as **Exhibit B**.

TAX ASSESSOR-COLLECTOR'S REPORT

Ms. Hendershot next presented to and reviewed with the Board the Tax Assessor-Collector's Report for the month of April 2019, a copy of which report is attached hereto as **Exhibit C**. After discussion of the report presented, Director Moore moved that the Tax Assessor-Collector's Report be approved and that the disbursements identified in said report be authorized for payment from the District's tax account. Director Stage seconded said motion, which unanimously carried.

Ms. Hendershot next advised that the District's 2019 preliminary taxable value from the Harris County Appraisal District is \$307,214,714.

DELINQUENT TAX REPORT

Mr. Skinner presented to and reviewed with the Board the Delinquent Tax Report, dated May 16, 2019, prepared by Perdue, Brandon, Fielder, Collins & Mott, L.L.P., the District's delinquent tax collection attorneys; a copy of such report is attached hereto as **Exhibit D**. Mr. Skinner noted that no action was necessary in connection with any of the accounts reflected in the Report.

BOOKKEEPER'S REPORT

Mr. Burton next presented to and reviewed with the Board the Bookkeeper's Report dated May 16, 2019, a copy of which is attached hereto as **Exhibit E**. After discussion, it was moved by Director Palermo that the Bookkeeper's Report be approved and that the various disbursements identified therein be authorized for payment, except for check no. 7983 issued to Director Adamek, which was voided. Director Hodge seconded the motion, which carried unanimously.

Mr. Burton also presented to and reviewed with the Board a Quarterly Investment Inventory Report, prepared by MAC, relative to the District's various funds and accounts for the reporting period ending March 31, 2019, a copy of which report is included with **Exhibit E**. After review of the Quarterly Investment Inventory Report and upon motion duly made by Director Palermo, seconded by Director Hodge and carried unanimously, said report was approved and the District's Investment Officer was authorized to execute same on behalf of the Board and the District.

UNCLAIMED PROPERTY

The Board next considered the approval of an Unclaimed Property Report as of March 1, 2019. Mr. Burton informed the Board that there is unclaimed property in the amount of \$7,246.32 to be reported and turned over to the State Comptroller's office at this time. After discussion on the matter, Director Hodge moved that the Unclaimed Property Report as of March 1, 2019, be approved, and that the Board authorize MAC to file same with and transfer funds to the State Comptroller prior to July 1, 2019. Director Palermo 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 is attached hereto as **Exhibit F**. No action was taken by the Board.

UNLAWFUL CLEARING OF DISTRICT PROPERTY AND EMERGENCY SERVICES DISTRICT NO. 7 ("ESD NO. 7") PROPERTY

Mr. Skinner next reminded the Board that Mr. Murr previously reported that ESD No. 7 recently cleared some of its property and a portion of District property located adjacent to ESD No. 7's property in violation of applicable law and deed restrictions. Mr. Skinner also reminded the Board that, ESD No. 7 is ready to move forward with the replacement of the trees that were illegally removed, and that ESD No. 7 has secured a nursery to provide the trees and has volunteers available to plant the trees. Mr. Skinner then informed the Board that, as previously requested, SPH prepared an Interlocal Agreement between the District and ESD No. 7 relative to the project and presented and reviewed same with the Board. He noted that said Agreement has been provided to ESD No. 7 for review. After discussion on the matter, 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 said Agreement being approved and executed by ESD No. 7. Director Stage seconded the motion, which carried unanimously.

DETENTION AND DRAINAGE FACILITIES REPORT

The Board deferred consideration of a Drainage Facilities Report after noting that a representative of Storm Water Solutions, LP was not present at the meeting.

ENGINEERING REPORT

Mr. Davis presented to and reviewed with the Board the Engineering Report, dated May 16, 2019, a copy of which report is attached hereto as **Exhibit G**, relative to the status of various projects within the District. It was noted that no action was required by the Board at this time.

ANNUAL REVIEW OF EMERGENCY PREPAREDNESS PLAN

The Board next considered the annual review of the District's Emergency Preparedness Plan ("EPP") and authorizing the District's engineer to issue a notice to all applicable entities relative to changes to the District's EPP. After discussion of the EPP presented by Mr. Davis, the

Board concurred that Langford be authorized to prepare and issue said notice on the District's behalf.

UTILITY CAPACITY REQUESTS

Mr. Skinner reminded the Board that it previously approved a Utility Commitment to Lone Star College ("LSC") relative to an approximately 19.810 acre tract (previously known as the Home of Hope Tract) and that said Utility Commitment has been provided to LSC for execution and return.

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 May 16, 2019; a copy of the report is attached hereto as **Exhibit H**.

Mr. Thiry next advised the Board that EDP has obtained proposals from (i) GenSolutions LLC in the amount of \$2,159.98 per month and (ii) Stewart & Stevenson in the amount of \$3,054.00 per month for an on-site lease option for a generator for each of the District's wastewater treatment plants. After discussion, the Board deferred taking any action at this time.

Mr. Thiry next advised the Board that he thinks that there may be storm water infiltration in the Northland sanitary sewer force main. After discussion, the Board requested that EDP prepare a report regarding same for its consideration at the next meeting.

CONSUMER CONFIDENCE REPORT

The Board considered the approval of a 2018 Consumer Confidence Report and authorizing the distribution of same to the District's customers prior to July 1, 2019, as required by federal law. Mr. Thiry presented to the Board a draft of the 2018 Consumer Confidence Report, and requested that the Board authorize EDP to distribute same to the District's customers, subject to SPH's final review and approval. After discussion on the matter, Director Stage moved that such Report be approved by the Board, subject to SPH's final review and approval, and that EDP be authorized to distribute same to the District's customers prior to July 1, 2019. Director Moore seconded said motion, which carried unanimously.

REVIEW OF DROUGHT CONTINGENCY PLAN

The Board deferred review of the District's Drought Contingency Plan at this time after noting that Mr. Davis was still in the process of reviewing said Plan at this time.

WEBSITE PROVIDER

The Board next discussed the District's website. Mr. Miller presented to and reviewed with the Board a Communications Meeting Report, a copy of which Report is attached hereto as **Exhibit I**.

Mr. Miller informed the Board that, as discussed earlier in the meeting, Touchstone will prepare and post information on the District's website regarding what to do in the event of street flooding and information regarding rainfall intensities. The Board then requested that the Touchstone also prepare posts for the District's website regarding District beautification efforts and regular garbage and recycling collection schedules.

ATTORNEY'S REPORT

Mr. Skinner informed the Board that a new resident by the name of Constance Moore recently moved into 807 Lazy Springs Lane and noted that the previous owners left a numerous amount of trash at the curb and that the amount of trash is outside of scope that Best Trash can take at one time. He then advised the Board that, as a courtesy to Ms. Moore, Best Trash conducted a complimentary special trash collection run and that the cost for said collection would typically be \$150.00. Mr. Skinner then queried the Board as to whether it would be amenable to reimbursing Best Trash the \$150.00 for the services rendered. After discussion, Director Stage moved that Best Trash be reimbursed the \$150.00 and that MAC be authorized to issue a check for said amount. Director Palermo seconded the motion, which carried unanimously.

FUTURE AGENDAS

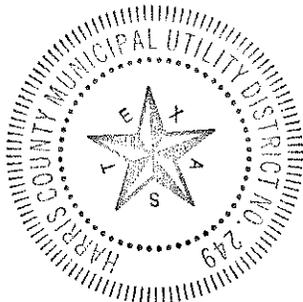
The Board requested that an item be added to the next agenda to discuss the Detention Pond Agreement between the District and the Spring Lakes Homeowners Association and landscaping of the lakes.

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 Stage, seconded by Director Moore and carried unanimously, the meeting was adjourned.




Secretary

LIST OF ATTACHMENTS TO MINUTES

- Exhibit A – Photographs of recent street flooding
- Exhibit B – Security Report
- Exhibit C – Tax Assessor-Collector's Report
- Exhibit D – Delinquent Tax Report
- Exhibit E – Bookkeeper's Report
- Exhibit F – Progress Report-Landscape Projects
- Exhibit G – Engineer's Report
- Exhibit H – Operator's Report
- Exhibit I – Communications Consulting Meeting Report