

## HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 249

### Minutes of Meeting of Board of Directors

April 10, 2025

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 April 10, 2025, 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  
Juan (Johnny) Gonzalez, Jr.

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

Also present were: Mario Garcia of Municipal Operations & Consulting, Inc. ("MOC"); Miguel Medina of Municipal Accounts & Consulting, L.P. ("MAC"), Michael Murr of Murr Incorporated ("MI"), who entered the meeting after the call to order, as noted below; Odett Newman of Bob Leared Interests, Inc. ("BLI"); Jacob Floyd of Langford Engineering, Inc. ("Langford"); Erik Scott of Storm Water Solutions, LP ("SWS"); Brandon West of Touchstone District Services ("Touchstone"); Scott Sieffert, Fire Chief of Harris County Emergency Services District No. 7 ("ESD 7"); Cindy Adamek and LaFrances Moses, members of the public; and Rick L. Barker 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.

### **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 meeting held on March 20, 2025. After discussion of the draft minutes presented, Director Palermo moved that said minutes be approved, as written. Director Guillory seconded the motion, which carried unanimously.

## **AUDIT REPORT FOR FISCAL YEAR ENDED DECEMBER 31, 2024**

The Board deferred review and approval of an audit report for fiscal year ended December 31, 2024, at this time after noting that no audit report had been received.

## **CONTINUING DISCLOSURE**

Mr. Barker advised the Board that the annual continuing disclosure report related to the District's outstanding bonds will be completed when the District's audit has been completed and released by the District's auditor. Mr. Barker then requested that the Board consider authorizing McCall, Parkhurst & Horton L.L.P. ("McCall") to file the District's annual disclosure report upon completion prior to the June 30, 2025, deadline. After discussion, the Board deferred taking any action at this time.

## **DISTRICT SECURITY**

The Board next considered the report regarding District security matters. Mr. Barker presented the Harris County Sheriff's Office ("HCSO") security patrol report for March 2025, a copy of which report is attached hereto as **Exhibit A**.

## **TAX ASSESSOR-COLLECTOR'S REPORT**

Ms. Newman next presented to and reviewed with the Board the Tax Assessor-Collector's Report for the month of March 2025, a copy of which report is attached hereto as **Exhibit B**. After discussion, Director Guillory moved that the Tax Assessor-Collector's 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.

## **DELINQUENT TAX REPORT**

Mr. Barker next presented to and reviewed with the Board the Delinquent Tax Report, dated April 10, 2025, prepared by Perdue, Brandon, Fielder, Collins & Mott, L.L.P., the District's delinquent tax collection attorneys, a copy of which report is attached hereto as **Exhibit C**. He noted that no action was being requested at this time in connection with the accounts listed in the report.

## **RESOLUTION AUTHORIZING AN ADDITIONAL PENALTY ON DELINQUENT REAL PROPERTY TAXES**

The Board next considered the adoption of a Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes, attached hereto as **Exhibit D**. Mr. Barker advised that the District is authorized, pursuant to Section 33.07 of the Texas Tax Code, as amended, to impose, under certain conditions on July 1, an additional penalty not to exceed twenty percent (20%) of the total taxes, penalty and interest due the District on real property taxes that remain delinquent as of July 1 of the year in which they become delinquent. After discussion, it was moved by Director Hodge, seconded by Director Adamek and unanimously carried, that the attached

Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes be adopted by the Board, and that the President be authorized to execute and the Secretary to attest same on behalf of the Board and the District.

### **BOOKKEEPER'S REPORT**

Mr. Medina next presented to and reviewed with the Board the Bookkeeper's Report, dated April 10, 2025, a copy of which report is attached hereto as **Exhibit E**. After discussion, it was moved by Director Guillory 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.

### **STORM WATER MANAGEMENT PROGRAM REPORT**

Mr. Scott presented to and reviewed with the Board a Storm Water Management Program Report in connection with the District's detention and drainage facilities for April 2025 prepared by SWS; a copy of said report is attached hereto as **Exhibit F**. It was noted that no action was being requested of the Board at this time.

### **ENGINEERING REPORT**

Mr. Floyd next presented to and reviewed with the Board the Engineering Report, dated April 10, 2025, 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 being requested of the Board at this time.

### **OPERATOR'S REPORT**

The Board next considered the Operator's Report. Mr. Garcia presented to and reviewed in detail with the Board a written Operations Report prepared by MOC, dated as of March 2025; a copy of the report is attached hereto as **Exhibit H**.

### **IDENTITY THEFT PREVENTION PROGRAM**

The Board considered review of the District's Identity Theft Prevention Program (the "Program"). In connection therewith, Mr. Garcia presented MOC's annual report, a copy of which is included with **Exhibit H**, and advised the Board regarding the District's experience with identity theft during the prior year, current identity theft methods, the types of accounts maintained by the District and the District's business arrangements with other entities. Mr. Garcia recommended that no changes be made to the District's Program. After discussion on the matter, Director Guillory moved that no changes were necessary to the Program at this time. Director Palermo seconded the motion, which carried unanimously.

## **COMMUNICATIONS REPORT**

The Board next discussed District communications. Mr. West presented to and reviewed with the Board a Monthly Communications Report prepared by Touchstone, a copy of which report is attached hereto as **Exhibit I**. It was noted that no action was being requested of the Board at this time.

## **ATTORNEY'S REPORT**

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

## **ISSUANCE OF UTILITY COMMITMENTS; ANNEXATION OF LAND INTO THE DISTRICT**

The Board considered the issuance of utility commitments. In connection therewith, Mr. Barker reminded the Board that a request had been received from ESD 7 in connection with the provision of service to and possible annexation of an approximately 63-acre tract of land located adjacent to the District's eastern boundary. Mr. Barker then reminded the Board that it previously authorized SPH to prepare the necessary documentation related to the proposed annexation and noted that said documentation is in the process of being prepared at this time.

The Board next considered approval and execution of a Temporary Out of District Service Agreement between the District and ESD 7. After discussion, Director Palermo 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 (i) approval of same by ESD 7 and (ii) SPH's final review and approval of same. Director Guillory seconded the motion, which carried unanimously.

Mr. Murr entered the meeting at this time.

## **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 J**. Mr. Murr informed the Board that there are several dead or dying trees on Lexington Road that need to be removed and requested that the Board consider authorizing MI to remove said trees at a cost of \$1,800 per day, until all necessary trees have been removed. After discussion, Director Adamek moved that MI be authorized to remove the trees, as discussed. Director Guillory seconded the motion, which carried unanimously.

## **STATUS OF INTERIM ARBITRAGE REBATE REPORT FROM ARBITRAGE COMPLIANCE SPECIALISTS, INC. ("ACS")**

The Board next considered the status of the Interim Arbitrage Rebate Report being prepared by ACS for the District's \$2,475,000 Unlimited Tax Bonds, Series 2021A ("Series 2021A Bonds"). Mr. Barker informed the Board that ACS has completed the report and presented and

reviewed same with the Board, a copy of which is attached hereto as **Exhibit K**. Mr. Barker noted that no action was required of the Board at this time with respect to the report.

**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 Guillory, 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 Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes
- Exhibit E Bookkeeper's Report
- Exhibit F Detention and Drainage Facilities Report
- Exhibit G Engineering Report
- Exhibit H Operator's Report
- Exhibit I Monthly Communications Report
- Exhibit J Progress Report-Landscape Projects
- Exhibit K Interim Report for Series 2021 Bonds