

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 249

Minutes of Meeting of Board of Directors

September 11, 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 September 11, 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., Assistant Secretary

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

Also present were: Mario Garcia of Municipal Operations & Consulting, Inc. ("MOC"); Christopher Section of Municipal Accounts & Consulting, L.P. ("MAC"); Odett Newman of Bob Leared Interests, Inc. ("BLI"); Jacob Floyd of Langford Engineering, Inc. ("Langford"); Marie Newsom of Storm Water Solutions, LP ("SWS"); Michael Murr of Murr Incorporated ("MI"); Christine Crotwell of Masterson Advisors, LLC ("Masterson"); Bobby Mayfield of Synaptic Integrations ("SI"); Cindy Adamek and David DeBold, residents of the District; and Christopher Skinner of Schwartz, Page & Harding, L.L.P. ("SPH"). Brandon West of Touchstone District Services ("Touchstone") entered the meeting after it was called 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.

PUBLIC COMMENTS

The Board began by opening the meeting for public comments. Mr. DeBold addressed the Board regarding trees and vegetation overgrowth at the District's Water Plant. The Board then explained that residents may cut any overgrowth on the resident's side of the property.

MINUTES

The Board next reviewed the draft minutes of its meeting held on August 14, 2025. After discussion, Director Guillory moved that said minutes be approved, as presented. Director Adamek seconded the motion, which carried unanimously.

FINANCIAL ADVISOR'S RECOMMENDATION CONCERNING THE DISTRICT'S PROPOSED 2025 TAX RATE

The Board next considered the Financial Advisor's recommendation concerning the District's 2025 tax rate and authorization of: (i) the required notice that the Board will consider adoption of a tax rate, and (ii) the means of providing such notice.

Mr. Skinner advised that, pursuant to the Texas Water Code, the District is required to provide a notice containing certain tax-related information in connection with each meeting at which the adoption of a tax rate will be considered. Mr. Skinner further advised that the information to be included in the notice is set forth in the Water Code and includes the proposed tax rate to be adopted. He advised that the District must provide the notice by either: (i) publishing it at least once in a newspaper having general circulation in the District at least seven days before the date of the meeting at which the tax rate will be adopted, or (ii) mailing it to each owner of taxable property in the District, at the address shown on the most recently certified tax roll of the District, at least ten days before the date of the meeting.

Ms. Crotwell then presented to and reviewed with the Board a 2025 Debt Service Tax Rate Recommendation, a copy of which is attached hereto as **Exhibit A**. Ms. Crotwell then informed the Board that Masterson is recommending a proposed 2025 debt service tax rate of \$0.20 per \$100 of assessed valuation. There then ensued a discussion regarding the recommended 2025 maintenance tax rate. After discussion on the matter, Director Palermo moved that: (i) the Board propose for publication a 2025 debt service tax rate of \$0.20 per \$100 of assessed valuation, and a 2025 maintenance tax rate of \$0.51 per \$100 of assessed valuation, and (ii) that the District's Tax Assessor-Collector be authorized to publish notice of the District's intention to adopt such total 2025 tax rate at its next meeting in the form and at the time required by law. Director Guillory seconded said motion, which unanimously carried. The Board concurred that such notice be published in the *Houston Chronicle (Cypress Creek Mirror)*.

Mr. West entered the meeting during the above discussion.

DISTRICT SECURITY

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

The Board next discussed requesting that a deputy for the District attend the monthly Board meetings.

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 August 2025, a copy of which report is attached hereto as **Exhibit C**. After discussion, Director Guillory moved that the Tax Assessor-Collector's Report be approved,

and the disbursements identified therein be approved for payment from the District's tax account. Director Palermo seconded said motion, which carried unanimously.

DELINQUENT TAX REPORT

Mr. Skinner next presented to and reviewed with the Board the Delinquent Tax Report, dated September 11, 2025, 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 D**. He noted that no Board action was required at this time in connection with the accounts listed in the report.

BOOKKEEPER'S REPORT

Mr. Section next presented to and reviewed with the Board the Bookkeeper's Report, dated September 11, 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 Palermo seconded the motion, which carried unanimously.

ADOPTION OF RESOLUTION ADOPTING LIST OF QUALIFIED BROKERS AUTHORIZED TO ENGAGE IN INVESTMENT TRANSACTIONS WITH THE DISTRICT

The Board considered adopting a list of qualified brokers authorized to engage in investment transactions with the District. Mr. Skinner advised that, pursuant to Chapter 2256, Texas Government Code (the "Public Funds Investment Act"), the Board is required to review, and revise, if necessary, such list at least annually. He then presented to and reviewed with the Board a proposed list of financial institutions, brokers and dealers authorized to engage in investment transactions with the District, a copy of which is attached hereto as **Exhibit F**, as compared to the list previously adopted by the Board. Mr. Skinner noted that the broker list presented is a list of potential financial institutions with which the District may engage in investment transactions compiled with the input of the District's Investment Officer, but it is ultimately the Board's decision as to where the District's funds are actually placed. Following discussion, Director Palermo moved that the Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District, attached hereto as **Exhibit F**, be approved and that the President and Secretary be authorized to execute same on behalf of the Board and the District. Director Guillory seconded said motion, which unanimously carried.

ANNUAL REVIEW OF ORDER ESTABLISHING POLICY FOR INVESTMENT OF DISTRICT FUNDS AND APPOINTING INVESTMENT OFFICER

The Board considered the annual review of its Order Establishing Policy for Investment of District Funds and Appointing Investment Officer (the "Investment Policy"), and the adoption of a Resolution in connection therewith. Mr. Skinner presented to and reviewed

with the Board a memorandum prepared by SPH summarizing the proposed changes to the Investment Policy, a copy of which memorandum is attached hereto as **Exhibit G**. He presented for the Board's adoption a Resolution Regarding Review of Order Establishing Policy for Investment of District Funds and Appointing Investment Officer (the "Resolution"). After discussion on the matter, Director Adamek moved that the revised Investment Policy and Resolution attached hereto as **Exhibit G** be adopted to reflect the proposed changes as noted therein, that the President and Secretary be authorized to execute same, and that the District's Investment Officer be authorized to purchase certificates of deposit for the District through IntraFi's Certificate of Deposit Account Registry Service. Director Guillory seconded said motion, which unanimously carried.

STORM WATER MANAGEMENT PROGRAM REPORT

Ms. Newsom presented to and reviewed with the Board a Storm Water Management Program Report in connection with the District's detention and drainage facilities for September 2025 prepared by SWS; a copy of said report is attached hereto as **Exhibit H**. 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 September 11, 2025, a copy of which report is attached hereto as **Exhibit I**, relative to the status of various projects within the District.

In connection with the Wastewater Treatment Plant Headworks Rehabilitation project, Mr. Floyd presented to and reviewed with the Board Pay Estimate No. 5 in the amount of \$48,600.00 and Change Order No. 1 in the amount of \$0.00 from C3 Contractors ("C3"), copies of which are included with **Exhibit I**, and recommended that the Board approve same. Following discussion on the matter, it was moved by Director Guillory, seconded by Director Adamek and unanimously carried, that the Board approve (i) the payment of Pay Estimate No. 5 and (ii) Change Order No. 1, as recommended by Langford.

Mr. Floyd next discussed with the Board the replacement options for the fence located at Lift Station No. 1 ("LS 1") that needs replacement as discussed at the Board's prior meeting. Mr. Floyd presented to and reviewed with the Board three (3) options for the LS 1 fence replacement, a copy of which options are included with **Exhibit I**. Following discussion on the matter, it was moved by Director Adamek, seconded by Director Palermo and unanimously carried, that LEI be authorized to replace the fence located at LS 1 with a double-sided wooden fence.

Ms. Newman and Ms. Crotwell exited the meeting during the above discussion.

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 August 2025; a copy of the report is attached hereto as **Exhibit J**.

Mr. Mayfield next addressed the Board and presented to and reviewed in detail with the Board a proposal dated July 14, 2025, in the amount of \$11,938.53 from SI, with regard to installation of video surveillance and intrusion detection systems at the District's Water Plant, a copy of which proposal is attached as **Exhibit K**. Following discussion on the matter, it was moved by Director Palermo, seconded by Director Adamek and unanimously carried, that the Board accept the proposal from SI in the amount of \$11,938.53 for installation of video surveillance and intrusion detection systems at the District's Water Plant.

Mr. Mayfield exited the meeting at this time.

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 L**. It was noted that no action was being requested of the Board at this time.

STATUS OF ARBITRAGE REPORTS

The Board considered the status of (i) Interim Calculation through June 8, 2025 in connection with \$3,425,000 Unlimited Tax Refunding Bonds, Series 2021, and (ii) Interim Calculation through November 23, 2025 and Interim Yield Restriction/Yield Reduction Report through November 23, 2025 in connection with \$2,475,000 Unlimited Tax Bonds, Series 2021A being prepared by Arbitrage Compliance Specialists, Inc. ("ACS"). Mr. Skinner informed the Board that said reports are still currently being prepared by ACS.

ATTORNEY'S REPORT

Mr. Skinner 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. Skinner updated the Board regarding the status of the annexation of the approximately 63-acre tract of land owned by Emergency Services District No. 7. No action was taken by the Board at this time.

LANDSCAPING WITHIN THE DISTRICT

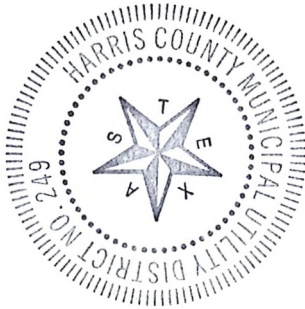
There being no landscape representative present, the Board deferred discussion of landscaping within the District and continued to the next item of business.

**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 2025 Tax Rate Recommendation
- Exhibit B Security Report
- Exhibit C Tax Assessor-Collector's Report
- Exhibit D Delinquent Tax Report
- Exhibit E Bookkeeper's Report
- Exhibit F Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District; List of financial institutions, brokers and dealers as compared to the list previously adopted by the Board
- Exhibit G Resolution Regarding Review of Order Establishing Policy for Investment of District Funds and Appointing Investment Officer; Order Establishing Policy for Investment of District Funds and Appointing Investment Officer; Memorandum regarding Debt Service Funds, CDARS, and Annual Review of Investment Policy
- Exhibit H Detention and Drainage Facilities Report
- Exhibit I Engineering Report
- Exhibit J Operator's Report
- Exhibit K Synaptic Integrations Water Plant Security Proposal
- Exhibit L Monthly Communications Report