

## **HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 249**

### **Minutes of Meeting of Board of Directors**

**August 14, 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 August 14, 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, except Director Gonzalez, thus constituting a quorum.

Also present were: Mario Garcia of Municipal Operations & Consulting, Inc. ("MOC"); Carol Morrison of Municipal Accounts & Consulting, L.P. ("MAC"); Odett Newman of Bob Leared Interests, Inc. ("BLI"); Jacob Floyd of Langford Engineering, Inc. ("Langford"); Marie Newsom and Garrett McCray of Storm Water Solutions, LP ("SWS"); Brandon West of Touchstone District Services ("Touchstone"); Michael Murr of Murr Incorporated ("MI"); and Rick Barker of Schwartz, Page & Harding, L.L.P. ("SPH"); some of whom 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. 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 July 10, 2025. Certain revisions were noted to said draft minutes. After discussion of the draft minutes presented, Director Guillory moved that said minutes be approved, as revised. Director Adamek seconded the motion, which carried unanimously.

## **RECEIVE FINANCIAL ADVISOR'S TAX RATE RECOMMENDATION**

The Board deferred consideration of the Financial Advisor's 2025 tax rate recommendation until the next Board meeting, pending receipt of the certified tax roll from the Harris Central Appraisal District.

## **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 July 2025, a copy of which report is attached hereto as **Exhibit A**.

The Board next discussed approval of the Interlocal Agreement for Law Enforcement Services between Harris County and the District for security patrol services beginning October 1, 2025 to September 30, 2026. Following discussion, Director Guillory moved that the Interlocal Agreement for Law Enforcement Services by and between Harris County and the District be approved, and that the President be authorized to execute and the Secretary to attest to same on behalf of the Board and the District. Director Adamek seconded the motion, which unanimously carried.

## **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 July 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 disbursements 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 August 14, 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 C**. He noted that no Board action was required at this time in connection with the accounts listed in the report.

## **BOOKKEEPER'S REPORT**

Ms. Morrison next presented to and reviewed with the Board the Bookkeeper's Report, dated August 14, 2025, a copy of which report is attached hereto as **Exhibit D**. 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, except for check no. 10503 issued to Director Gonzales, which was voided. Director Adamek seconded the motion, which carried unanimously.

Ms. Morrison 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 June 30, 2025, a copy of which report is included with **Exhibit D**. After review of the Quarterly Investment Inventory Report and upon motion duly made by Director Guillory, seconded by Director Adamek 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.

### **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 August 2025 prepared by SWS; a copy of said report is attached hereto as **Exhibit E**.

Ms. Newsom next presented to and reviewed with the Board (i) a proposal in the amount of \$17,206.79 for repair and replacement of 20 linear feet of a damaged 24" galvanized pipe and (ii) proposal "A" in the amount of \$84,975.00 for an increase in the Maintenance Budget between SWS and the District; copies of the proposals are included with **Exhibit E**. After discussion, Director Adamek moved that the Board: (i) defer the approval of SWS' proposal in the amount of \$17,206.79 for the replacement of 20 linear feet of a damaged 24" galvanized pipe and authorize Langford to obtain an additional proposal from another vendor for the Board's consideration at the next meeting, and (ii) approve SWS' proposal in the amount of \$84,975.00 for the amended Maintenance Budget. Director Guillory seconded the motion, which carried unanimously.

### **ENGINEERING REPORT**

Mr. Floyd next presented to and reviewed with the Board the Engineering Report, dated August 14, 2025, a copy of which report is attached hereto as **Exhibit F**, relative to the status of various projects within the District.

Relative to the Wastewater Treatment Plant Headworks Rehabilitation project, Mr. Floyd presented to and reviewed with the Board Pay Estimate No. 4 in the amount of \$18,450.00 from C3 Contractors ("C3"), a copy of which is included with **Exhibit F**, and recommended that the Board approve the payment of same. Following discussion on the matter, it was moved by Director Guillory, seconded by Director Adamek and unanimously carried, that the Board approve the payment of Pay Estimate No. 4, as recommended by Langford.

Mr. Floyd next presented the Board with a revised Emergency Preparedness Plan ("EPP") for the District. After discussion, Director Guillory moved that the revised EPP be approved and that Langford be authorized to submit same to all applicable regulatory agencies. Director Adamek seconded the motion, which carried unanimously.

Mr. Floyd next informed the Board that the fence located at Lift Station No. 1 is in need of replacement and noted that he would discuss replacement options with the Board at the next meeting.

## **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 July 2025; a copy of the report is attached hereto as **Exhibit G**.

Mr. Garcia next presented to and reviewed in detail with the Board a proposal from synapticIntegrations ("SI") in the amount of \$12,067.23, with regard to installation of video surveillance and intrusion detection systems at the District's Water Plant, a copy of which proposal is included **Exhibit G**. After discussion on the matter, the Board deferred taking any action at this time and requested MOC have a representative from SI attend the next Board meeting to give a presentation and discuss the proposal in further detail.

Director Hodge exited and Mr. Murr entered the meeting during the above discussion.

## **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 H**. 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. Barker informed the Board that said reports are still currently being prepared by ACS.

## **ATTORNEY'S REPORT**

Mr. Barker next presented to and reviewed with the Board an article titled "Harris County Precinct 3 seeks partnerships to develop, expand sidewalk network", a copy of which is article is attached hereto as **Exhibit I**.

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

The Board considered the issuance of utility commitments. In connection therewith, Mr. Barker 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**

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

Director Adamek next discussed his recent communications with the Spring Lakes Homeowner's Association ("HOA") regarding certain storm sewers along private streets in the District that are in need of repair. After discussion, Director Adamek moved and the Board authorized SPH to draft a letter and/or Board memorandum regarding the rights, obligations, and history of repairs to private streets and storm sewers within the District. Director Guillory seconded the motion, which carried unanimously.

A discussion next ensued regarding certain residences in the District that : (i) have fencing braces and/or debris located on District property adjacent to said residences, and (ii) are allowing contractors to remove trees and/or brush behind their lots to make room for fence repairs rather than entering through their residential property. After discussion, Director Adamek moved that the Board: (i) authorize SWS to forward correspondence to the applicable property owners requiring removal of the fencing braces and/or debris within thirty (30) days and advising that if the encroaching fencing braces and/or debris are not removed within thirty (30) days, the District will remove said fencing braces and/or debris and invoice the property owners for the costs, and (ii) authorize SPH to prepare correspondence explaining that the area located behind the residences is District greenbelt property and that commercial vehicles and contractors are not allowed on said property and that the District has the right to charge the residents for any damages related thereto. Director Guillory seconded the motion, which carried unanimously.

## **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 Adamek, seconded by Director Guillory 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 Detention and Drainage Facilities Report
- Exhibit F Engineering Report
- Exhibit G Operator's Report
- Exhibit H Monthly Communications Report
- Exhibit I Article titled Harris County Precinct 3 seeks partnerships to develop, expand sidewalk network