

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 249

Minutes of Meeting of Board of Directors

February 12, 2026

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 February 12, 2026, 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: 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 of Storm Water Solutions, LP ("SWS"); Mario Garcia of Municipal Operations & Consulting, Inc. ("MOC"); Brandon West of Touchstone District Services ("Touchstone"); Cindy Adamek, a resident of the District; Kenneth Farrar of Best Trash ("BT"); and Cole Trolinger of Schwartz, Page & Harding, L.L.P. ("SPH"). Michael Murr of Murr, Inc. ("MI") 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 January 8, 2026. After discussion of the draft minutes presented, Director Guillory moved that said minutes be approved, as written. Director Adamek seconded the motion, which carried unanimously.

ANNUAL RATE INCREASE FOR SOLID WASTE AND RECYCLING COLLECTION SERVICES

Mr. Farrar presented and advised the Board that, effective April 1, 2026, BT will be increasing its monthly fee for garbage and recycling collection services from \$23.16 to \$24.78 per

residence, in accordance with the Service Agreement with the District, a copy of which correspondence is attached hereto as **Exhibit A**. The Board then considered amending the District's Rate Order in connection with said fee increase. After discussion, Director Palermo moved that the District's Rate Order be amended to reflect the fee increase for garbage collection, disposal and recycling services, increasing the District's monthly residential sanitary sewer fee from \$33.15 to \$34.77, effective April 1, 2026, and that any and all rate orders heretofore adopted by the Board be revoked as of such date. Director Guillory seconded the motion, which carried unanimously. A copy of the amended Rate Order is attached hereto as **Exhibit B**.

DISTRICT SECURITY

The Board next considered the report regarding District security matters. Mr. Trolinger presented the HCSO security patrol report for January 2026, a copy of which report is attached hereto as **Exhibit C**.

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 January 2026, a copy of which report is attached hereto as **Exhibit D**. 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 unanimously carried.

DELINQUENT TAX REPORT

Mr. Trolinger next presented to and reviewed with the Board the Delinquent Tax Report, dated February 12, 2026, prepared by Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("Perdue Brandon"), the District's delinquent tax collection attorneys; a copy of the report is attached hereto as **Exhibit E**. He noted that no Board action was required at this time in connection with the accounts listed in the report.

RESOLUTION CONCERNING DEVELOPED DISTRICT STATUS FOR 2026 TAX YEAR

Mr. Trolinger reminded the Board that the procedures for setting a tax rate applicable to a particular district will depend, in part, upon whether it is determined to be a "Developed District" pursuant to Texas Water Code Section 49.23602. Mr. Trolinger then reviewed with the Board a worksheet completed by Langford to assist the Board in making this determination, along with a Resolution Concerning Developed District Status for the 2026 Tax Year, which Resolution is attached hereto as **Exhibit F**. Following discussion, upon motion made by Director Guillory, seconded by Director Adamek and unanimously carried, the attached Resolution was adopted by the Board.

BOOKKEEPER'S REPORT

Ms. Morrison next presented to and reviewed with the Board the Bookkeeper's Report, dated February 12, 2026, a copy of which report is attached hereto as **Exhibit G**. After discussion, it was moved by Director Guillory, seconded by Director Adamek and unanimously carried, that the Bookkeeper's Report be approved and that the disbursements identified therein be authorized for payment.

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 December 31, 2025, a copy of which report is included with **Exhibit G**. 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 February 2026, prepared by SWS; a copy of said report is attached hereto as **Exhibit H**.

Ms. Newsom next informed the Board that repairs are needed at the North and South Ponds, including the installation of an inlet at a low spot at the South Pond and the use of shore sox material to establish the shore at the North Pond. Ms. Newsom presented and reviewed with the Board two (2) proposals from SWS in the amounts of \$4,363.00 and \$135,400.00, respectively to repair same, copies of which proposal are included with **Exhibit H**. After discussion, Director Guillory moved that the Board approve SWS' proposals in the amount of \$4,363.00 and \$135,400.00, respectively, and that the President be authorized to execute same on behalf of the Board and the District. Director Palermo seconded the motion, which unanimously carried.

ENGINEERING REPORT

Mr. Floyd next presented to and reviewed with the Board the Engineering Report, dated February 12, 2026, a copy of which report is attached hereto as **Exhibit I**, relative to the status of various projects within the District.

Mr. Floyd then presented to and reviewed with the Board a First Amendment to Agreement for Engineering Services, and reminded the Board that they approved the adjustment of rates at last month's meeting. After discussion on the matter, it was moved by Director Guillory, seconded by Director Adamek and unanimously carried, that the Board approve Langford's First Amendment to Agreement for Engineering Services and that the President be authorized to execute same on behalf of the Board and the District as reflected on **Exhibit J**.

OPERATOR'S REPORT

The Board next considered the Operator's Report. Mr. Garcia presented to and reviewed in detail with the Board a written Operator's Report prepared by MOC, dated as of January 2026; a copy of the report is attached hereto as **Exhibit K**. Mr. Garcia requested that the Board consider authorizing MOC to write-off thirty (30) delinquent accounts listed in the Operator's Report, in the total amount of \$5,584.90, and refer such accounts to the District's collection agency. Following discussion, it was moved by Director Adamek, seconded by Director Guillory and unanimously carried, that MOC be authorized to transfer said delinquent accounts to the District's collection agency.

ANNUAL REVIEW OF SURVEY OF WAGE RATE SCALES AND ADOPTION OF RESOLUTION ADOPTING PREVAILING WAGE RATE SCALE FOR CONSTRUCTION PROJECTS

The Board deferred the review of an annual survey of prevailing wage rates for construction projects after noting that the revised United States Department of Labor wage rate scales for construction projects are not available at this time.

RENEWAL OF DISTRICT INSURANCE POLICIES

The Board next deferred renewal of the District's insurance policies scheduled to expire on March 31, 2026, as Mr. Trolinger informed the Board that said renewal polices are still currently being prepared by the District's insurance carrier.

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 next considered the status of 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. Trolinger informed the Board that said reports are still currently being prepared by ACS.

ATTORNEY'S REPORT

The Board next considered the attorneys' report. In connection therewith, Mr. Trolinger informed the Board that SPH had received a request from North Lexington Realty, LLC ("NLR") for an assignment of exception to a new buyer for the 1.7633-acre tract of land within the District.

After discussion, it was moved by Director Hodge, seconded by Director Guillory and unanimously carried, that the District approve the assignment of exception for the 1.7633-acre tract of land from NLR.

ISSUANCE OF UTILITY COMMITMENTS; ANNEXATION OF LAND INTO THE DISTRICT

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

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 as of February 2026, a copy of which report is attached hereto as **Exhibit M**.

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.

FUTURE AGENDA ITEMS

The Board did not request any items be placed on future agendas, other than those already discussed and on-going items.

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 Best Trash correspondence regarding increase
- Exhibit B Amended Rate Order
- Exhibit C Security Report
- Exhibit D Tax Assessor-Collector's Report
- Exhibit D Delinquent Tax Report
- Exhibit F Resolution Concerning Developed District Status
- Exhibit G Bookkeeper's Report
- Exhibit H Detention and Drainage Facilities Report
- Exhibit I Engineering Report
- Exhibit J First Amendment to Agreement for Engineering Services
- Exhibit K Operator's Report
- Exhibit L Communications Report
- Exhibit M Progress Report – Landscape Projects