

## HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 216

Minutes of Meeting of Board of Directors  
September 9, 2024

The Board of Directors (“Board”) of Harris County Municipal Utility District No. 216 (“District”) met at 2727 Allen Parkway, Suite 1100, Houston, Harris County, Texas, on September 9, 2024, in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

Brett Wink, President  
Adrienne Gilpin, Vice President  
Lindsay Lofton, Secretary  
Julie Botas, Director  
Rafael Martinez, Director

and the following absent:

None.

Also present were Mr. Bob Ideus of Municipal Business Services, Inc.; Ms. Michelle Guerrero of Bob Leared Interests; Mr. Mark Ivy of Marlon Ivy & Associates; Mr. Ronnie Koehn of Koehn & Associates Engineers, Inc.; Mr. Cory Howell of The GMS Group, L.L.C.; and Mr. James D. Bonham, attorney for the District.

The meeting was called to order and declared open for such business as might properly come before it.

1. The Board considered the minutes of the meeting held August 12, 2024, and upon motion duly made, seconded, and unanimously carried, the Board approved the minutes as presented.

2. The Board then recognized Mr. Bob Ideus who presented the bookkeeper’s report. The Board reviewed invoices presented by the bookkeeper and reviewed a schedule of District investments. The Board also reviewed the General Fund budget for the fiscal year ending June 30, 2025. After review and discussion, upon unanimous vote, the Board approved the bookkeeper’s report and the checks listed thereon.

3. The Board then reviewed the tax assessor/collector’s report reflecting the District’s 2023 taxes to be 99.9% collected. The Board reviewed a schedule of delinquent taxes, and after discussion, upon motion duly made, seconded, and unanimously carried, the Board approved the tax assessor/collector’s report and the checks drawn on the tax account.

4. The Board then recognized Mr. Cory Howell, the District’s financial advisor, who presented a cash flow analysis and recommendation with respect to the District’s 2024 tax rate. The Board reviewed the analysis and recommendation, as well as the 2024 voter-approval tax rate worksheet. The Board considered the attached Resolution Finding District to

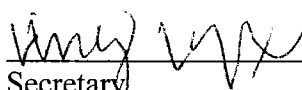
be Low Tax Rate, Developed, Developing, or Developed District in a Declared Disaster Area, Calling Public Hearing on 2024 Tax Rate, and Authorizing Tax Assessor-Collector to Prepare and Publish Notice of the Public Hearing. After discussion, upon unanimous vote, the Board adopted the attached Resolution and authorized publication of a Notice of a Public Hearing at which the Board will consider adoption of a total 2024 tax rate of \$0.46 per \$100 assessed valuation, which consists of a debt service tax of \$0.17 and a maintenance tax of \$0.29.

5. Mr. Mark Ivy then presented the operator's report reflecting 143 total accounts in the District. The Board reviewed the operation of the water plant and the sewer treatment plant. Mr. Ivy reported that 94.39% of the water pumped during the previous month had been accounted for and reported no waste discharge permit violations. Mr. Ivy also reviewed with the Board the repairs and maintenance to the District's facilities during the previous month. After discussion by the Board, upon unanimous vote, the Board approved the operator's report and authorized termination of water service to all customers on the delinquent account list in accordance with the District's Rate Order.

6. Mr. Ivy then presented a Fee Schedule for a proposed adjustment of the operator's contract. The Board reviewed the proposal and the consumer price index and upon unanimous vote, the proposal was approved by the Board.

7. Mr. Ronnie Koehn then presented the engineer's report. Mr. Koehn reported on the status of the Wastewater Treatment Plant expansion. After review and discussion, upon unanimous vote, the Board approved the engineer's report.

There being no further business to come before the Board, the meeting was adjourned.

  
Secretary

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 216**

**NOTICE OF PUBLIC MEETING**

Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **2727 Allen Parkway, Suite 1100, Houston, Texas 77019.**

The meeting will be held at **11:30 a.m. on Monday, September 9, 2024.**

The subject of the meeting is to receive public comment on, consider and act on the following:

1. Minutes of Board of Directors Meeting(s)
2. Bookkeeper's Report; Checks and Invoices; Investment of District Funds; General Fund Budget; Depository Pledge Agreement(s)
3. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
4. Resolution (1) Finding District to be Low Tax Rate, Developed, Developing, or Developed District in a Declared Disaster Area, (2) Calling Public Hearing on 2024 Tax Rate, and (3) Authorizing Tax Assessor-Collector to Prepare and Publish Notice of the Public Hearing
5. Operator's Report; Operation, Maintenance and Repair of District Facilities; Rate Order; Consumer Confidence Report; Waste Discharge Permit; Drought Contingency Plan; Customer Appeals; Termination of Service on Delinquent Accounts
6. Operator Contract
7. Engineer's Report
8. Water Supply Agreement with Harris County Municipal Utility District No. 345
9. Other Matters: Engineer's Report; Insurance; Consultant Contracts; Contract for Electric Power; Audit Report; Application to Texas Commission on Environmental Quality; Continuing Disclosure; Critical Load Submission; Water Conservation Plan; Drought Contingency Plan; Arbitrage Analysis; Issuance of Bonds; Arbitrage Analysis; Issuance of Bonds; Elections
10. Pending Business



A handwritten signature in black ink, appearing to read "James D. Bonham".

James D. Bonham, Attorney for the District