

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 167

January 17, 2024

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 167 of Harris County, Texas (the "District"), met in regular session on the 17th day of January, 2024, open to the public, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Verneath Louise Hronas	President
Claudia Buentello	Vice President/Investment Officer
Juan Pablo Medrano	Secretary
Shirley Ann Dean	Assistant Vice President
Brad Yeaney	Assistant Secretary

and all of the above were present, thus constituting a quorum.

Also present for all or part of the meeting in person were: Jordan Kirk of Davidson Homes; Jonathan P. Morin of J.P. Morin Company, LLC ("J.P. Morin"); Robert Wempe of Pape-Dawson Engineers, Inc.; Jacob van Sant of van Sant Landscape Management; Chris Hoffman, Donnice Hoffman, Ryan Bennett, and Wes Alvey of H2O Consulting, Inc. ("H2O"); Brandon West of Touchstone District Services ("Touchstone"); Jennifer Abad of Municipal Accounts & Consulting, L.P. ("MAC"); Karen Sears of Storm Water Solutions, LLC ("SWS"); Sergeant Patrick Mikel of the Harris County Sheriff's Office ("HCSO"); Trevor Shuman of Today's Integration ("T.I."); and Sanjay Bapat and Whitney Lington of Allen Boone Humphries Robinson LLP ("ABHR").

STATEMENTS AND QUESTIONS FROM THE PUBLIC

There were no comments from the public.

SECURITY SERVICES MATTERS, INCLUDING REPORT FROM HCSO

Sergeant Mikel reported on security services in the District.

SECURITY MONITORING MATTERS

Mr. Shuman reviewed a report on security monitoring prepared by T.I., a copy of which is attached.

The Board discussed the placement of the mobile security unit.

The Board discussed security at District facilities.

The Board discussed 4-wheeler activity in the District and requested for T.I. to review security camera footage at River Knoll Park regarding 4-wheeler activity. Discussion then ensued regarding potential preventative measures related to 4-wheeler activity.

Mr. Morin updated the Board on the status of lighting in the District.

GARBAGE COLLECTION AND RECYCLING MATTERS

There was no discussion on this agenda item.

REPORT ON GRAFFITI REMOVAL

There was no discussion on this agenda item.

DISTRICT WEBSITE MATTERS

Mr. West reviewed a communications and website analytics report, a copy of which is attached.

The Board discussed current and potential website notices.

FINANCIAL AND ACCOUNTING MATTERS

Ms. Abad reviewed the bookkeeper's report on the District's funds, the bills presented for payment, and the District's investments. A copy of the bookkeeper's report is attached.

The Board discussed the cash flow forecast report, a copy of which is included in the bookkeeper's report.

Following review and discussion, Director Hronas moved to approve the bookkeeper's report, including the checks presented, and payment of the bills. Director Dean seconded the motion, which passed unanimously.

The Board next considered accepting the Disclosure Statements from the District's bookkeeper and Investment Officers for filing with the Texas Ethics Commission as required by the Public Funds Investment Act. Following review and discussion, Director Hronas moved to accept the Disclosure Statements from the District's bookkeeper and Investment Officers and to authorize filing with the Texas Ethics Commission. Director Dean seconded the motion, which passed by unanimous vote.

TAX ASSESSMENT AND COLLECTION MATTERS

Mr. Bapat reviewed the monthly tax report, a copy of which is attached, reflecting that 18.32% of the District's 2023 taxes were collected as of December 31, 2023.

The Board reviewed the delinquent tax report prepared by Perdue, Brandon, Fielder, Collins & Mott, L.L.P ("Perdue"). A copy of the delinquent tax report is attached to the tax report.

Following review of the invoices and corresponding checks, Director Hronas moved to approve the tax report and the checks drawn on the District's tax account. Director Dean seconded the motion, which passed unanimously.

REPORT REGARDING DEVELOPMENT

Ms. Kirk updated the Board on the status of development in the Haven at Kieth Harrow.

The Board requested contact information for the Haven at Kieth Harrow Homeowner's Association.

LANDSCAPING, PARK, AND RECREATIONAL FACILITIES MAINTENANCE MATTER

Mr. van Sant reviewed a report on maintenance of the landscaping and park facilities in the District, a copy of which is attached.

The Board discussed dead trees located along the fence line of 19215 Golden Wave Drive. Following review and discussion, Director Hronas moved to authorize J.P. Morin to remove dead trees located along the fence line of 19215 Golden Wave Drive. Director Medrano seconded the motion, which passed unanimously.

PARK AND RECREATIONAL FACILITY MATTERS

The Board reviewed the landscape architect's report prepared by KGA DeForest, a copy of which is attached.

UPDATE ON PRECINCT 4 CALL FOR PROJECTS

Mr. Bapat updated the Board on the Precinct 4 Call for Projects.

The Board inquired about the esplanade noses located along Fry Road and I-10. The Board requested for ABHR to follow up with Harris County regarding landscaping of esplanade noses along Fry Road and I-10.

MAINTENANCE AND PERMITTING OF STORMWATER QUALITY FACILITIES, INCLUDING PROPOSALS FOR ADDITIONAL WORK

Ms. Sears reviewed the stormwater quality maintenance report prepared by SWS, a copy of which is attached.

Discussion ensued regarding the permit renewal for Brenwood South Section 1 detention pond. Following review and discussion, the Board concurred for Directors Hronas and Buentello to conduct a site visit of the detention pond located at Brenwood South Section 1 in February and to authorize J.P. Morin to conduct a survey of the land located at the Brenwood South Section 1 detention pond.

Ms. Sears reviewed a proposal to clean the stormwater quality feature located in Plantation Lakes Section 10 in the amount of \$3,450.00, a copy of which is attached.

Following review and discussion, Director Hronas moved to: (1) approve the stormwater quality maintenance report; and (2) approve the proposal from SWS to clean the stormwater quality feature located in Plantation Lakes Section 10 in the amount of \$3,450.00. Director Dean seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Wempe updated the Board on the status of engineering matters in the District.

Mr. Wempe updated the Board on the status of the design of the future chloramine conversion project for water plant no. 2, which will be required once surface water is delivered to the water plant.

Mr. Wempe updated the Board on a letter received from the Texas Commission on Environmental Quality ("TCEQ") regarding a well capacity compliance violation at water plant no. 2.

Following review and discussion, Director Hronas moved to authorize Pape-Dawson to prepare an application to the TCEQ in response to the reported well capacity compliance violation. Director Dean seconded the motion, which passed unanimously.

OPERATIONS REPORT

Mr. Hoffman presented the monthly operations report, a copy of which is attached. He reviewed routine maintenance and repair items on District facilities for the month, including the status of repairs previously approved by the Board. Mr. Hoffman reported that water accountability for the month is 85.6% and discussion ensued.

Mr. Hoffman updated the Board on District facilities during the recent cold weather event.

Mr. Hoffman updated the Board on needed fence repairs at the wastewater treatment plant and stated H2O has started working on the repairs.

Mr. Hoffman updated the Board on the status of the installation of the generator for water well no. 2 and water plant no. 2 and stated the generators have arrived and are

scheduled for installation. Discussion ensued regarding the insurance claim associated with the generator at water plant no. 2.

Mr. Hoffman requested approval and authorization for the operator to submit the District's Water Usage Reporting Form to the West Harris County Regional Water Authority ("WHCRWA"). Following review and discussion, Director Hronas moved to approve and authorize the operator to submit the District's Water Usage Reporting Form to the WHCRWA. Director Dean seconded the motion, which passed unanimously.

The Board discussed the District's participation in Association of Water Board Directors ("AWBD") Water Smart Program. Mr. Hoffman discussed the District's water accountability rates in connection with the Water Smart Program. Mr. Hoffman stated the District will not qualify to participate in the AWBD Water Smart Program this year due to the District's water accountability being below the minimum requirements.

The Board discussed removed and recycled meters and funds received from the scrap metal associated with the removed and recycled meters. The Board requested for H2O to prepare a report showing funds the District has received from scrap metal sales.

Following review and discussion, Director Hronas moved to approve the operator's report. Director Dean seconded the motion, which passed unanimously.

HEARING REGARDING TERMINATION OF WATER SERVICE

Ms. Hoffman reviewed the delinquent list. The Board conducted a hearing on the termination of utility service. Ms. Hoffman reported that the customers appearing on the termination list were given proper notice and an opportunity to explain, contest, or correct the utility service bills and show reason why utility service should not be terminated for reason of nonpayment. Following review and discussion, Director Hronas moved that because the customers on the termination list did not attend the meeting or present any written statement on the matter, water and sewer service for delinquent accounts should be terminated in accordance with the District's Rate Order, except for those customers who have entered into payment plans in accordance with the approved delinquent procedures. Director Dean seconded the motion, which passed unanimously.

WHCRWA MATTERS

There was no discussion on this agenda item.

ANNUAL REPORT REGARDING POST-ISSUANCE COMPLIANCE

Mr. Bapat reported on the District's compliance activities during the prior calendar year related to bond financings. He stated that no corrective action is required at this time.

MINUTES

The Board considered approving the minutes of the December 12, 2023 special meeting and December 20, 2023 regular meeting. Following review and discussion, Director Hronas moved to approve the minutes of the December 12, 2023 special meeting and December 20, 2023 regular meeting. Director Dean seconded the motion, which passed unanimously.

2024 DIRECTORS ELECTION MATTERS

Mr. Bapat discussed procedures related to the 2024 Directors Election. He reviewed a Resolution Designating an Agent of the Secretary of the Board of Directors During the 2024 Directors Election Period. Following review and discussion, Director Hronas moved to adopt a Resolution Designating an Agent of the Secretary of the Board during the 2024 Directors Election Period appointing Whitney Lington as the agent of the Secretary of the Board of Directors to perform the duties of the District's Directors Election and to authorize the agent to post the related notice as required. Director Dean seconded the motion, which was approved by unanimous vote.

Mr. Bapat reported on requirements to file a Notice of Deadline to File Applications for Place on the Ballot for the 2024 Directors Election. Following review and discussion, Director Hronas moved to authorize the Secretary's agent to post the notice as required. Director Dean seconded the motion, which was approved by unanimous vote.

Mr. Bapat explained that the Harris County Clerk notified the District that Harris County will not contract with political subdivisions, such as the District, to administer the District's May 2024 directors election. He stated that, as a result, the District will not contract with Harris County, but instead the District will administer its own election.

Mr. Bapat discussed exemptions from using electronic voting systems during the 2024 Directors Election.

The Board discussed pay for election officials during the 2024 Directors Election. Following review and discussion, Director Hronas moved to set the pay for election officials at \$18/hr. Director Dean seconded the motion, which was approved by unanimous vote.

Mr. Bapat reviewed an Order Calling Directors Election. Following review and discussion, Director Hronas moved to adopt the Order Calling Directors Election. Director Dean seconded the motion, which passed by unanimous vote.

Mr. Bapat discussed that a Notice of Election may be required to be posted or published and provided to the County Clerk and Voter Registrar of Harris County. Following review and discussion, Director Hronas to authorize the Secretary's agent to

post or publish and provide to the County Clerk and Voter Registrar a Notice of Election, if required. Director Dean seconded the motion, which passed unanimously

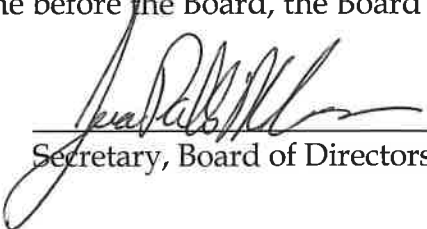
CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071

The Board did not convene in Executive Session.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.

(SEAL)




Secretary, Board of Directors

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