

MINUTES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 167

August 20, 2025

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 20<sup>th</sup> day of August, 2025, 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 Yeane	Assistant Secretary

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

Also present for all or part of the meeting in person or by videoconference were: Jonathan P. Morin of J.P. Morin Company, LLC ("J.P. Morin"); Jacob van Sant of van Sant Landscape Management ("van Sant"); Chris Hoffman, Donnice Hoffman and Morris Harmon of H2O Consulting, Inc. ("H2O"); Anthea Moran of Masterson Advisors LLC ("Masterson"); Brittany Keeswood of Assessments of the Southwest, Inc. ("ASW"); Jennifer Abad of Municipal Accounts & Consulting, L.P. ("MAC"); Robert "Scott" Orr of Kingwood Pressuring Washing ("Kingwood"); Robert Wempe of Pape-Dawson Engineers, Inc. ("Pape-Dawson"); Brandon West of Touchstone District Services ("Touchstone"); 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 David Oliver and Whitney Lington of Allen Boone Humphries Robinson LLP ("ABHR").

STATEMENTS AND QUESTIONS FROM THE PUBLIC

There were no comments from the public.

UNLIMITED TAX BONDS, SERIES 2025

Ms. Moran reviewed bids received for the sale of the District's \$3,6200,000 Unlimited Tax Bonds, Series 2025 (the "Bonds"), and stated that the low bidder was Raymond James & Associates, Inc. ("Raymond James"), with a net effective interest rate of 3.997752%. A copy of the bid tab is attached.

The Board reviewed the Resolution Authorizing the Issuance of the District's Bonds.

Mr. Oliver reviewed the Paying Agent/Registrar Agreement between the District and the Bank of New York Mellon Trust Company, N.A.

The Board next considered approving the Official Statement for the Bonds.

The Board then reviewed a Certificate Regarding Provision of Financial Advice confirming that the Board has relied solely upon the advice of Masterson, concerning the issuance of the Bonds and investments of proceeds of the Bonds.

Mr. Oliver reviewed with the Board various documents relating to the bond sale and asked the Board to authorize the attorney and the financial advisor to take all necessary steps to deliver the bonds to the purchaser.

The Board considered approving a check to the Attorney General for the Bonds transcript review fee.

Mr. Oliver reviewed the Amendment to the District's Information Form, reflecting the District's bonds sold.

Mr. Wempe noted the Texas Commission on Environmental Quality ("TCEQ") has inspected the District's facilities and submitted an approval letter, a copy of which is attached.

Following review and discussion, Director Hronas moved to: (1) award the sale of the Bonds to Raymond James; (2) adopt the Resolution Authorizing the Issuance of the District's Bonds; (3) authorize execution of the Paying Agent/Registrar Agreement with the Bank of New York Mellon Trust Company, N.A.; (4) approve the Official Statement; (5) approve the Certificate Regarding Provision of Financial Advice; (6) authorize the Board of Directors to sign the bond documents and authorize the attorney and financial advisor to take all necessary steps to deliver the bonds to the purchaser; (7) authorize a check to the Attorney General for Bond transcript review; (8) approve the Amendment to the District's Information Form; and (9) direct that the Resolution, Agreement, Statement, Certificate, Information Form, and all relevant documents be filed appropriately and retained in the District's official records. Director Dean seconded the motion, which passed unanimously.

#### SECURITY SERVICES MATTERS, INCLUDING REPORT FROM HCSO

Sergeant Mikel reported on security services in the District.

Mr. Oliver reviewed the Interlocal Agreement for Law Enforcement Services ("Interlocal Agreement") with Harris County for the period of October 1, 2025 through September 30, 2026. Upon a motion made by Director Hronas and seconded by Director Dean, the Board voted unanimously to approve the Interlocal Agreement and direct that

the Interlocal Agreement be filed appropriately and retained in the District's official records.

#### SECURITY MONITORING MATTERS

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

Mr. Shuman updated the Board on the District's mobile camera unit.

The Board discussed security signage in the District. The Board requested for J.P. Morin to conduct a site visit to assess security signage in the District.

#### GARBAGE COLLECTION AND RECYCLING MATTERS

There was no discussion on this agenda item.

#### REPORT ON GRAFFITI REMOVAL

Mr. Orr reviewed a report on graffiti removal in the District prepared by Kingwood, a copy of which is attached.

The Board requested for Kingwood to provide a summary of invoices in their monthly report on graffiti removal.

#### DISTRICT WEBSITE MATTERS

Mr. West reviewed a communications and website analytics report prepared by Touchstone, a copy of which is attached. Mr. West discussed recent and future articles for posting on the District website.

The Board discussed the pickup of tree limbs on District property and procedures for bundling tree limbs for pickup by Best Trash, LLC ("Best Trash"). The Board concurred for Director Hronas to follow up with Best Trash regarding the pickup of tree limbs on District property.

#### RENEWAL OF DISTRICT'S INSURANCE POLICIES

The Board considered renewing the District's insurance policies. The Board reviewed the renewal proposal submitted by the District's broker McDonald & Wessendorff Insurance ("McDonald"). The Board inquired paid and pending insurance claims. Following review and discussion, Director Hronas moved to approve the proposal for renewal of the District's insurance policies, subject to the peace officers bonds being updated to reflect coverage of 15 peace officers for the District. Director Dean seconded the motion, which passed unanimously.

#### APPROVE AUDIT FOR FISCAL YEAR END MAY 31, 2025

The Board deferred action on this agenda item until the September Board meeting.

#### REVIEW ARBITRAGE REBATE REPORT FOR THE SERIES 2020 REFUNDING BONDS

Mr. Oliver reviewed the Interim Excess Earnings Report for the District's Series 2020 Refunding Bonds prepared by OmniCap. He noted that the report states that no arbitrage rebate payments are due to the United States Treasury.

#### 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.

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.

#### TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Keeswood reviewed the monthly tax report, a copy of which is attached, reflecting that 98.61% of the District's 2024 taxes were collected as of July 31, 2025.

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.

#### DISCUSS 2025 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

The Board deferred discussion on this agenda item, pending receipt of certified values from Harris County.

#### REPORT REGARDING DEVELOPMENT

Mr. Wempe updated the Board on development in the District.

#### 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.

Mr. vanSant presented a proposal from vanSant in the amount of \$5,590.00 for the clearing and maintenance of the District walking trail located in Bear Creek.

Mr. vanSant presented a proposal from vanSant for maintenance of the Bear Creek walking trail along Greenhouse Road and Fry Road for the following services: (i) 4.5 hours of additional mowing for a cost of \$1,770.00 per visit, for 24 visits per year; and (ii) dumping of 14 trash cans for a cost of \$475.00 per visit, for 24 visits per year. Discussion ensued regarding potentially only needing 12 visits per year for each service.

Following review and discussion, Director Hronas moved to approve the following proposals from vanSant: (i) clearing and maintenance of the District walking trail located in Bear Creek and (ii) maintenance of the Bear Creek walking trail along Greenhouse Road and Fry Road for the following services: (a) 4.5 hours of additional mowing for a cost of \$1,770.00 per visit, for 24 visits per year; and (b) dumping of 14 trash cans for a cost of \$475.00 per visit, for 24 visits per year. Director Dean seconded the motion, which passed unanimously.

#### PARK AND RECREATIONAL FACILITY MATTERS

The Board inquired about the repair of the sidewalk located at the Villages of Bear Creek and requested for ABHR to follow up with Precinct 4.

#### 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.

Ms. Sears presented three proposals from SWS for the clean out of the following storm water quality units; (i) Bear Creek in the amount of \$6,500.00; (ii) Plantation Lakes, Section 4 in the amount of \$5,250.00; and (iii) Plantation Lakes, Section 3 in the amount of \$5,250.00.

Following review and discussion, Director Hronas moved to approve three proposals from SWS for the clean out of the following storm water quality units; (i) Bear Creek in the amount of \$6,500.00; (ii) Plantation Lakes, Section 4 in the amount of \$5,250.00; and (iii) Plantation Lakes, Section 3 in the amount of \$5,250.00. Director Dean seconded the motion, which passed unanimously.

The Board discussed graffiti located on the wall behind Wal-Mart and requested for ABHR to follow up with Wal-Mart to discuss the removal of the graffiti on the wall behind Wal-Mart.

The Board discussed the installation of trash cans, benches and DogiPots along the District's walking trails. The Board then reviewed three proposals for the installation of 12

trashcans, 4 benches and 2 DogiPots along the District's walking trails: (i) proposal from J.P. Morin in the amount of \$100,310.00; (ii) proposal from vanSant in the amount of \$128,590.00; and (iii) proposal from BT Services in the amount of \$108,521.00. Following review and discussion, Director Hronas moved to approve the proposal from J.P. Morin in the amount of \$100,310.00 for the installation of 12 trashcans, 4 benches and 2 DogiPots along the District's walking trails. 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 surface water conversion project at water plant no. 1 and water plant no. 2 and discussed anticipated conversion dates. The Board inquired about communications to residents regarding the surface water conversion project. Discussion ensued.

The Board discussed the construction of an additional water well to serve the District and the potential location, located along Kieth Harrow Boulevard, owned by Harris County Emergency Service District No. 9. ("ESD No. 9"). Discussion ensued regarding Pape-Dawson preparing a land plan, with 2 options for the placement of the water well, to submit to ESD No. 9 for review.

Following review and discussion, Director Hronas moved to authorize Pape-Dawson to prepare a land plan, with 2 options for the placement of the water well, to submit to ESD No. 9 for review. 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 discussed the repair of blower no. 2 at the wastewater treatment plant. Mr. Hoffman presented a proposal from NTS Pumps, Motors and Controls ("NTS") for two options: (i) repair of blower no. 2 in the amount of \$29,891.00; and (ii) replacement of blower no. 2 in the amount of \$56,750.00. The Board concurred to replace blower no. 2 at the wastewater treatment plant.

Mr. Hoffman discussed the fine screen at the District's wastewater treatment plant. Mr. Hoffman then presented a proposal from NTS in the amount of \$10,180.00 for the repair of the fine screen at the District's wastewater treatment plant.

Mr. Hoffman updated the Board on the airline leak at water plant no. 1.

Mr. Hoffman discussed the spare lift pump at lift station no. 4 and stated H2O solicited 3 bids for the purchase and installation of a new lift pump at lift station no. 4. Mr. Hoffman stated H2O recommends awarding the project to J.P. Morin in the amount of \$27,800.00.

Mr. Hoffman reported that water accountability for the month is 90.85%.

Mr. Hoffman updated the Board on the annual testing of commercial meters in the District. Mr. Hoffman stated Southern Flowmeter, Inc ("Southern Flowmeter") conducted the annual testing of commercial meters in the District and recommends repairing four commercial meters located at the following sites: (i) 6020 North Fry Road; (ii) 21203 ½ River Knoll Lane; (iii) 19315 Plantation Grove; and (iv) Westfield Ranch, at the District's splash pad.

Mr. Hoffman stated H2O received an inquiry from a resident regarding water quality and the monitoring of water quality in the District. Mr. Oliver stated ABHR is working with H2O to respond to the resident's inquiry.

Mr. Hoffman updated the Board on builder back charges for Long Lake and Anasco and Associates.

Mr. Hoffman reviewed correspondence from account no. 53167-76811 requesting an adjustment to a utility bill due to a leak. Discussion ensued

Following review and discussion, Director Hronas moved to: (1) approve the operator's report; (2) approve the proposal from NTS in the amount of \$56,750.00 for the replacement of blower no. 2 at the wastewater treatment plant; (3) approve the proposal from NTS in the amount of \$10,180.00 for the repair of the fine screen at the District's wastewater treatment plant; (4) approve the proposal from J.P. Morin in the amount of \$27,800.00 to purchase and install a new lift pump at lift station no. 4; and (5) deny the request from account no. 53167-76811 and authorize H2O to offer a payment plan. Director Buentello 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 taxpayers on the list were neither present at the meeting nor had presented 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 Buentello seconded the motion, which carried unanimously.

WEST HARRIS CENTRAL REGIONAL WATER AUTHORITY ("WHCRWA")  
MATTERS

There was no discussion on this agenda item.

MINUTES

The Board considered approving the minutes of the July 16, 2025, regular meeting. Following review and discussion, Director Hronas moved to approve the minutes of the July 16, 2025, regular meeting. 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.

The Board discussed updating the District's Travel Reimbursement Guidelines and concurred to discuss the matter at the next Board meeting.

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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