

MINUTES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 167

May 20, 2026

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 May, 2026, open to the public, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, 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 except Director Dean, thus constituting a quorum.

Also present for all or part of the meeting were: Jacob van Sant of van Sant Landscape Management ("van Sant"); Chris Hoffman, Donnice Hoffman and Morris Harmon of H2O Consulting, Inc. ("H2O"); Brittany Keeswood of Assessments of the Southwest, Inc. ("ASW"); Jennifer Abad of Municipal Accounts & Consulting, L.P. ("MAC"); Karen Sears of Storm Water Solutions, LLC ("SWS"); Jonathan P. Morin, Mike Groschke and Grace Jaynes of J.P. Morin Company, LLC ("J.P. Morin"); Robert "Scott" Orr of Kingwood Pressuring Washing ("Kingwood"); Robert Wempe of Pape-Dawson Engineers, Inc. ("Pape-Dawson"); Brandon West of Touchstone District Services ("Touchstone"); Sergeant Patrick Mikel of the Harris County Sheriff's Office ("HCSO"); Trevor Shuman of Today's Integration ("T.I."); and Sanjay Bapat, Andrew B. Vaughan 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.

The Board inquired recent activity at Nimmo Park. The Board requested for HCSO to conduct regular site visits at Nimmo Park.

Mr. Vaughan reviewed the District's Lease Agreement with HCSO for the law enforcement building. Mr. Vaughan stated the lease will renew for a 5-year period, beginning July 1, 2026.

Following review and discussion, Director Hronas moved to authorize execution of Lease Agreement with HCSO and direct that it be filed appropriately and retained in the District's official record. Director Medrano seconded the motion, which passed unanimously.

#### SECURITY MONITORING MATTERS

Mr. Shuman reviewed a report on security monitoring prepared by T.I., a copy of which is attached. Discussion ensued regarding use of sidewalk chalk on District property.

The Board continued discussing activity at Nimmo Park. Discussion ensued regarding the posting of signs at Nimmo Park and the installation of an additional security camera at Nimmo Park. The Board concurred to take the following actions: (i) request a proposal from T.I. for the installation of an additional camera at Nimmo Park; (ii) authorize J.P. Morin to prepare and install a sign at Nimmo Park stating "Respect Our Park" to include verbiage stating "Up to a \$1,000 fine for destruction of District property", in an amount not to exceed \$1,000.00; and (iii) authorize Director Hronas to review District signs, prior to fabrication and installation at Nimmo Park.

Following review and discussion, Director Hronas moved to: (1) authorize T.I. to prepare a proposal for the installation of an additional security camera at Nimmo Park; (2) authorize J.P. Morin to prepare and install a sign at Nimmo Park stating "Respect Our Park" to include verbiage stating "Up to a \$1,000 fine for destruction of District property", in an amount not to exceed \$1,000.00; and (3) authorize Director Hronas to review District signs, prior to fabrication and installation at Nimmo Park. Director Buentello seconded the motion, which passed unanimously.

#### GARBAGE COLLECTION AND RECYCLING MATTERS

The Board discussed replacement of damaged trash bins in the District.

#### REPORT ON GRAFFITI REMOVAL

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

#### DISTRICT WEBSITE MATTERS

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

The Board requested for Touchstone to work with Directors Buentello and Medrano regarding the posting of an article to the District website about keeping District parks clean.

#### AUTHORIZE AUDITOR TO CONDUCT AUDIT FOR FISCAL YEAR END MAY 31, 2026

The Board considered authorizing McCall Gibson Swedlund Barfoot PLLC ("McCall") to proceed with preparation of the District's audit report for the fiscal year ending May 31, 2026. The Board reviewed an audit continuance letter from McCall noting estimated fees ranging from \$22,000.00 to \$24,500.00 to conduct the audit, a copy of which is attached. Following review and discussion, Director Hronas moved to authorize McCall to proceed with preparation of the audit report. Director Medrano seconded the motion, which passed unanimously.

#### 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.

Ms. Abad discussed a District Certificate of Deposit Account Registry Service ("CDAR") for investment of District funds. The Board requested for MAC to discuss the CDAR program further with Director Buentello.

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

#### ADOPT BUDGET FOR FISCAL YEAR END MAY 31, 2027

Ms. Abad presented and reviewed a draft budget for the District's fiscal year ending May 31, 2027, a copy of which is attached to the bookkeeper's report. Discussion ensued regarding listed capital outlay expenditures in the draft budget. The Board inquired about the impact of adjusted water and sewer rates on the fiscal year end May 31, 2027 budget.

Following review and discussion, Director Hronas moved to adopt the budget for the District's fiscal year ending May 31, 2027, subject to adjustments to the capital outlay and sewer line repair line items as discussed. Director Medrano seconded the motion, which passed unanimously.

#### TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") SUMMER CONFERENCE

Mr. Vaughan reviewed the District's Travel Reimbursement Guidelines and stated that directors attending the AWBD summer conference can receive the following reimbursements in compliance with the District's Travel Reimbursement Guidelines: (i) hotel expenses not to exceed \$500.00 per night, plus valet; (ii) transportation costs, including fuel, not to exceed \$800.00; and (iii) food costs not to exceed \$200.00 per day. Mr. Vaughan reminded the Board that all expenditure submissions need to have an accompanying itemized receipt.

#### REVIEW ARBITRAGE REBATE REPORT FOR THE SERIES 2016 REFUNDING BONDS

Mr. Vaughan reviewed the Interim Excess Earnings Report for the District's Series 2016 Refunding Bonds prepared by OmniCap. He noted that the report states that no arbitrage rebate or yield reduction payments are due to the United States Treasury.

Following review and discussion, Director Hronas moved to accept the Interim Excess Earnings Report for the District's Series 2016 Refunding Bonds. Director Medrano seconded the motion, which passed unanimously.

#### TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Keeswood reviewed the monthly tax reports, a copy of which is attached, reflecting that 97.46% of the District's 2025 taxes were collected as of April 30, 2026.

Ms. Keeswood stated the preliminary assessed value for the District is \$1,284,428.061.00.

Ms. Keeswood discussed the collection of delinquent taxes in the District.

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 Medrano seconded the motion, which passed unanimously.

#### 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. van Sant updated the Board on the maintenance of trees at River Knoll Park and along the walking trail at Villages of Bear Creek ("VOBC"). Discussion ensued regarding property maintained by the VOBC HOA versus property maintained by the District along the VOBC walking trail. The Board discussed an electrical guide line knocked down along the VOBC walking trail. The Board requested for J.P. Morin to follow up with CenterPoint Energy regarding the electrical guide line knocked down along the VOBC walking trail.

Director Hronas reviewed a letter received from the VOBC HOA regarding maintenance of property and security monitoring for VOBC. Discussion ensued. The Board concurred for ABHR to draft a response letter to the VOBC HOA regarding their inquiries about maintenance of property and security monitoring in VOBC.

#### PARK AND RECREATIONAL FACILITY MATTERS

Mr. Vaughan updated the Board on costs for repairs of the sidewalk located in VOBC, in connection to the Precinct 4 Call for Projects. Discussion ensued regarding the

District's contribution for the project. The Board inquired about the timeline for the project. Mr. Vaughan then discussed easements in connection to the project.

#### 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 the following proposals from SWS: (i) clean out of the stormwater quality features located in Plantation Lakes Sections 1, 3 and 4 and Bear Creek in the amount of \$17,475.00; and (ii) clean out of the stormwater quality feature located in Meadow Wood in the amount of \$3,429.00.

Following review and discussion, Director Hronas moved to approve the following proposals from SWS: (i) clean out of the stormwater quality features located in Plantation Lakes Sections 1, 3 and 4 and Bear Creek in the amount of \$17,475.00; and (ii) clean out of the stormwater quality feature located in Meadow Wood in the amount of \$3,429.00. Director Medrano seconded the motion, which passed unanimously.

#### ENGINEERING MATTERS

Mr. Wempe discussed engineering matters in the District.

Mr. Wempe updated the Board on the surface water conversion at water plant no. 2. Mr. Wempe requested Board authorization for Pape-Dawson to advertise the project for bids.

Mr. Wempe updated the Board on projects to be included in the next bond sale.

Mr. Wempe and Mr. Vaughan updated the Board on the appraisal of the 1.6 acre-site located off Kieth Harrow Boulevard, in connection to the potential construction of an additional water well to serve the District. The Board inquired about the condemnation process for acquiring public property. Discussion ensued regarding timeline for potential acquisition of the 1.6-acre site.

Following review and discussion, Director Hronas moved to authorize Pape-Dawson to advertise the surface water conversion at water plant no. 2 project for bids. Director Medrano 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 updated the Board on the inspection of the District's wastewater treatment plant performed by the Texas Commission on Environmental Quality ("TCEQ") on March 26, 2026 and actions taken by H2O.

Mr. Hoffman updated the Board on the biomonitoring test performed by Eurofins Biomonitoring Lab on February 24, 2026 and actions taken by H2O.

Mr. Hoffman discussed thickener cleaning and inspection for the wastewater treatment plant. Mr. Hoffman then reviewed the following proposals for thickener cleaning and inspection for the wastewater treatment plant: (i) Paradilis Industrial Enterprises ("Paradilis") in the amount of \$81,000.00; and (ii) S2N Services in the amount of \$309,081.33. Mr. Morin then presented a proposal from J.P. Morin in the amount of \$109,583.00 for thickener cleaning and inspection for the wastewater treatment plant. Discussion ensued. The Board concurred to proceed with the proposal from J.P. Morin.

Mr. Hoffman discussed repairs for water line and sewer line crossings in the District. Mr. Hoffman then reviewed the following proposals for repairs for water line and sewer line crossings in the District: (i) Crom in the amount of \$74,740.00; and (i) Paradilis in the amount of \$127,885.00. Mr. Morin then presented a proposal from J.P. Morin in the amount of \$72,242.00 for repairs for water line and sewer line crossings in the District. Discussion ensued. The Board concurred to proceed with the proposal from J.P. Morin.

Mr. Hoffman discussed the lift station located at the wastewater treatment plant and the collection of grease and rags entering into the lift station. Mr. Hoffman then presented two proposals from Superall Environment in relation to controlling grease and rags from entering into the lift station: (i) installation of an injection system in the amount of \$5,000.00; and (ii) monthly injections and maintenance in the amount of \$15,840.00. Discussion ensued. The Board inquired about surrounding entities that use an injection system. The Board requested for H2O to follow up with Harris County Municipal Utility District No. 500 regarding the use of an injection system. The Board took no action at this time on the proposals.

Mr. Hoffman updated the Board on the West Harris County Regional Water Authority's ("WHCRWA") need to perform a water line offset at Golden Wave Drive and impact on District water lines.

Mr. Hoffman reviewed the District's Consumer Confidence Report.

The Board inquired about repairs to District manholes.

Mr. Hoffman reported that water accountability for the month is 92.71%.

Following review and discussion, Director Hronas moved to: (1) approve the operator's report; (2) approve the proposal from J.P. Morin in the amount of \$109,583.00 for thickener cleaning and inspection for the wastewater treatment plant; and (3) approve

the proposal from J.P. Morin in the amount of \$72,242.00 for repairs for water line and sewer line crossings in the District. Director Medrano 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 Medrano seconded the motion, which carried unanimously.

#### WHCRWA MATTERS

Director Hronas updated the Board on the May WHCRWA meeting.

Mr. Hoffman updated the Board on the construction of the WHCRWA lift station and use of the District's wastewater treatment plant for the project.

#### 2026 DIRECTORS ELECTION

The Board considered approving a Certificate of Election, reflecting the election of Claudia Buentello and Juan Pablo Medrano to the Board of Directors of the District each for a four-year term.

The Board considered approving the Sworn Statements and Oaths of Office executed by Directors Buentello and Medrano.

Following review and discussion, Director Hronas moved to approve the Certificate of Election and the distribution of same, approve the Sworn Statements and Oaths of Office and direct that the documents be filed appropriately and retained in the District's official records, and that the Oaths of Office be filed with the Secretary of State, as required by law. Director Medrano seconded the motion, which passed by unanimous vote.

#### REORGANIZE THE BOARD AND AUTHORIZE EXECUTION OF DISTRICT REGISTRATION FORM

The Board considered reorganizing the Board. Following review and discussion, the Board concurred to make no changes to the current Board positions.

The Board then considered authorizing filing of an updated District Registration Form with the TCEQ, reflecting the terms of the newly elected directors. Following review and discussion, Director Hronas moved to authorize filing of the updated District Registration Form with the TCEQ and direct that the District Registration Form be filed appropriately and retained in the District's official records. Director Medrano seconded the motion, which passed by unanimous vote.

CYBERSECURITY AND ARTIFICIAL INTELLIGENCE TRAINING REQUIREMENTS

Mr. Vaughan reviewed a memorandum regarding annual cybersecurity and artificial intelligence training requirements for local government employees and elected and appointed officials. He stated that the required training should be completed and reported to ABHR prior to the August 31st deadline for reporting compliance to the Texas Department of Information Resources ("DIR"). Following review and discussion, the Board directed the required persons to complete their certified training programs and report their completion to ABHR for reporting to DIR by August 31st.

MINUTES

The Board considered approving the minutes of the April 15, 2026 regular meeting. Following review and discussion, Director Hronas moved to approve the minutes of the April 15, 2026 regular meeting. Director Buentello seconded the motion, which passed unanimously. The Board took no action on the minutes of the March 26, 2026 special meeting.

Mr. Morin updated the Board on the expansion of the law enforcement building. The Board concurred to further discuss the project at the next Board meeting.

Mr. Morin updated the Board on the opening of the District splash pad.

The Board discussed the striping of the pool parking lot.

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

  
Secretary, Board of Directors

(SEAL)



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