

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 167

November 19, 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 19th day of November, 2025, 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, thus constituting a quorum.

Also present for all or part of the meeting in person were: Jacob van Sant of van Sant Landscape Management ("van Sant"); Chris Hoffman, Donnice Hoffman, Wes Alvey and Morris Harmon of H2O Consulting, Inc. ("H2O"); Jonathan P. Morin and Michael Groschke of J.P. Morin Company, LLC ("J.P. Morin"); Brittany Keeswood of Assessments of the Southwest, Inc. ("ASW"); Jennifer Abad of Municipal Accounts & Consulting, L.P. ("MAC"); 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 Christopher Jordan 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.

Mr. Shuman discussed security cameras located at the law enforcement building. Mr. Shuman then presented a proposal from T.I. in the amount of \$16,497.96 for the installation of additional security cameras at the law enforcement building. Discussion

ensued regarding placement for the additional security cameras. The Board discussed with its consultants the impact of the security building expansion project on the placement of security cameras at the law enforcement building.

Following review and discussion, Director Hronas moved to approve the proposal from T.I. in the amount of \$16,497.96 for the installation of additional security cameras at the law enforcement building. Director Dean seconded the motion, which passed unanimously.

Mr. Morin discussed asset mapping for the District. Mr. Morin then presented three proposals from J.P. Morin regarding asset mapping of the District: (i) bi-annual drone surveying of District facilities in the amount of \$17,950.00; (ii) bi-annual drone surveying of District parks in the amount of \$11,850.00; and (iii) bi-annual drone surveying of District detention facilities. Mr. Morin then shared a sample video of drone surveillance of District facilities. Mr. Groschke discussed live streaming surveillance options for District facilities. Discussion ensued regarding the solicitation of bids for contracts exceeding \$25,000.00. The Board requested Pape-Dawson and van Sant to prepare proposals for asset mapping of District facilities and present at the next Board meeting.

GARBAGE COLLECTION AND RECYCLING MATTERS

There was no discussion on this agenda item.

REPORT ON GRAFFITI REMOVAL

The Board reviewed a report on graffiti removal in the District prepared by Kingwood Pressuring Washing, a copy of which is attached.

Mr. van Sant discussed graffiti located at Brenwood South.

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.

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 inquired about the following checks: (i) check no. 20729 in the amount of \$867.42 payable to ProPet Distributors Inc; and (ii) check no. 20727 in the amount of \$5,000.00, payable to OmniCap Group LLC., and Ms. Abad discussed details regarding these payments.

Following review and discussion, Director Hronas moved to approve the bookkeeper's report, 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 0.00% of the District's 2025 taxes were collected as of October 31, 2025.

The Board inquired about outstanding payments listed on 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.

HEARING ON TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS AND AUTHORIZE TERMINATION OF SERVICE

Ms. Keeswood then reviewed the delinquent tax report prepared by Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("Perdue Brandon"), a copy of which is attached to the tax report. Ms. Keeswood stated Perdue Brandon is requesting Board approval to terminate water and sewer services to 28 delinquent tax accounts.

Following review and discussion and an opportunity for any affected taxpayers to be heard, 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 nor had presented adequate documentation to Perdue Brandon justifying non-payment of taxes, water and sewer service for said accounts be terminated on November 25, 2025, in accordance with the District's Rate Order. Director Dean seconded the motion, which carried unanimously.

HISTORICAL BOND AND TAX REPORT TO COMPTROLLER

Mr. Jordan presented a memorandum regarding requirements for taxing units to submit certain information about proposed and issued bonds and tax rate elections to the Comptroller for incorporation into a public database, a copy of which is attached. He stated that ABHR will work with the District's consultants to prepare and submit the required information by the reporting deadline.

ADOPT RESOLUTION CASTING BALLOT FOR THE ELECTION OF A PERSON TO THE BOARD OF DIRECTORS OF THE HARRIS CENTRAL APPRAISAL DISTRICT ("HCAD")

The Board considered adopting a Resolution Casting Ballot for the Election of a Person to the Board of Directors for HCAD and discussed candidates on the ballot. Following review and discussion, the Board concurred to take no action.

REVIEW ARBITRAGE REBATE REPORT FOR THE SERIES 2015 BONDS

Mr. Jordan reviewed the Interim Excess Earnings Report for the District's Series 2015 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.

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 installation of "No Grills Allowed" signs at District facilities and stated all signs have been installed.

Mr. van Sant presented a proposal from van Sant in the amount of \$14,502.00 for the installation of 152 yards of black mulch at District facilities.

The Board discussed damage to District property at the law enforcement building, as a result of a West Harris County Regional Water Authority ("WHCRWA") project. The Board requested for van Sant to conduct a site visit of the area and monitor incurred damages from the WHCRWA project.

Following review and discussion, Director Hronas moved to approve the proposal from van Sant in the amount of \$14,502.00 for the installation of 152 yards of black mulch at District facilities. 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 in connection to the Precinct 4 Call for Projects.

The Board discussed the land located behind River Knoll Park. Director Hronas stated she would be attending the next Villages of Bear Creek Homeowners Association meeting. Discussion ensued regarding the parking lot located at the swimming pool.

Mr. Morin updated the Board on the installation of trash cans and benches along the District's walking trails. The Board discussed installing additional trash cans along the District's walking trails and requested for J.P. Morin to prepare a proposal for the installation of additional trash cans along the District's walking trails for the next meeting.

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

The Board reviewed the stormwater quality maintenance report prepared by Storm Water Solutions, LLC, a copy of which is attached.

ENGINEERING MATTERS

Mr. Wempe reviewed the engineer's report, a copy of which is attached.

Mr. Wempe updated the Board on the sanitary sewer rehabilitation project and stated bids for the project will be presented at the December meeting.

Mr. Wempe updated the Board on the surface conversion for water plant no. 1 and water plant no. 2. Mr. Wempe stated Pape-Dawson is working on the design for the projects.

Mr. Wempe updated the Board on the potential construction of an additional water well to serve the District. Mr. Wempe then reviewed an updated land plan for construction of the additional water well on a 1.6 acre-site located behind the Harris County Emergency Service District No. 9 building. Discussion ensued regarding placement and access points for the water well. The Board inquired about the value of the land needed for the project.

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 blower no. 3 at the wastewater treatment plant. Mr. Hoffman presented a proposal from NTS Pumps, Motors and Controls ("NTS") in the amount of \$61,935.00 for the replacement of blower no. 3 at the wastewater treatment plant. Discussion ensued. Mr. Hoffman stated H2O will solicit additional proposals for the project.

Mr. Hoffman reported that water accountability for the month is 88.25%. Discussion ensued regarding water metered to WHCRWA.

Mr. Hoffman updated the Board on H2O's assessment of District fire hydrants installed prior to 2000. The Board inquired about maintenance of fire hydrants in the District.

Mr. Hoffman reviewed tap fee letters to Chipotle Mexican Grill and Cypress-Fairbanks Independent School District.

Following review and discussion, Director Hronas moved to: (1) approve the operator's report; and (2) approve tap fee letters, as presented. 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 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 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 carried unanimously.

WHCRWA MATTERS

There was no discussion on this agenda item.

MINUTES

The Board considered approving the minutes of the October 8, 2025 special meeting and October 15, 2025, regular meeting. Following review and discussion, Director Hronas moved to approve the minutes of the October 8, 2025 special meeting and October 15, 2025, regular meeting. Director Dean seconded the motion, which passed unanimously.

The Board concurred to schedule the quarterly tour of District facilities for December 9, 2025.

The Board discussed dinner donations to the HCSO. The Board concurred to donate one Thanksgiving meal and one Christmas meal to the HCSO.

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

(SEAL)




Secretary, Board of Directors

LIST OF ATTACHMENTS

	<u>Minutes</u>
	<u>Page</u>
Report on security monitoring.....	1
Report on graffiti removal	2
Communications and website analytics report	2
Bookkeeper’s report.....	2
Tax assessor’s report.....	3
Historical Bond and Tax Report to Comptroller Memo.....	3
Report on maintenance of the landscaping and park facilities	4
Stormwater quality maintenance report.....	4
Engineer’s report,.....	5
Operations report.....	5