

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 167

January 21, 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 21st day of January, 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 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: 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"); Karen Sears of Storm Water Solutions, LLC ("SWS"); 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 and Whitney Lington of Allen Boone Humphries Robinson LLP ("ABHR").

STATEMENTS AND QUESTIONS FROM THE PUBLIC

There were no comments from the public.

Mr. Bapat updated the Board on the land located behind River Knoll Park and stated ABHR has sent a letter to the Villages of Bear Creek Homeowners Association regarding the land.

SECURITY SERVICES MATTERS, INCLUDING REPORT FROM HCSO

Sergeant Mikel reported on security services in the District.

Director Yeaney entered the meeting.

SECURITY MONITORING MATTERS

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

GARBAGE COLLECTION AND RECYCLING MATTERS

Mr. Bapat stated Best Trash, LLC will be presenting their automatic annual CPI adjustment to the service agreement, pursuant to the agreement with the District, at the February meeting.

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.

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 requested for Touchstone to send a text alert to residents regarding protection of pipes during the upcoming winter storm.

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, 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

Ms. Keeswood reviewed the monthly tax report and the report from the delinquent tax attorney, Perdue, Brandon, Fielder, Collins & Mott, L.L.P., regarding

delinquent customer accounts, copies of which are attached, reflecting that 12.84% of the District's 2025 taxes were collected as of December 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.

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 presented a proposal from van Sant in the amount of \$1,605.00 for the restoration of landscaping and irrigation lines along Greenhouse Road, as a result of a West Harris County Regional Water Authority ("WHCRWA") waterline project. The Board requested for van Sant to complete the restoration project after WHCRWA has completed their waterline project. The Board inquired about potential reimbursement from WHCRWA for the restoration of landscaping and irrigation lines along Greenhouse Road. The Board requested for H2O to follow up with WHCRWA's general contractor, Raytech Construction Resources, Inc., regarding costs associated with the landscaping and irrigation line repairs.

Following review and discussion, Director Hronas moved to approve the proposal from van Sant in the amount of \$1,605.00 for the restoration of landscaping and irrigation lines along Greenhouse Road, as discussed. Director Dean seconded the motion, which passed unanimously.

The Board discussed the playground located at River Knoll Park. The Board requested for van Sant to conduct a site visit of the playground to assess needed repairs for the playground.

The Board discussed property along Westfield Village Drive. The Board requested for van Sant and Pape-Dawson to conduct a site visit of the property to assess the property for needed maintenance.

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.

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.

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 Pape-Dawson received 10 bids for the project. Discussion ensued regarding bids received for the project. Mr. Wempe then discussed funding for the project. Mr. Wempe stated Pape-Dawson recommends awarding the contract to D.L. Glover in the amount of \$828,554.00. The Board concurred that, in its judgment, D.L. Glover was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

Mr. Wempe updated the Board on bond application no. 12 and discussed projects to be included in the next bond application. Mr. Wempe reviewed an estimated preliminary cost summary for the bond application. Ms. Moran then reviewed a no-growth cash flow analysis, a copy of which is attached, in relation to the upcoming bond application. Following review and discussion, Director Hronas moved to authorize Pape-Dawson to prepare bond application no. 12 and submit bond application no. 12 to the Texas Commission on Environmental Quality ("TCEQ") on the District's behalf. Director Dean seconded the motion, which passed unanimously.

Mr. Wempe discussed the conversion to surface water at water plant no. 2.

Mr. Wempe stated Pape-Dawson received plans for the construction of a restaurant at 5514 Fry Road. Mr. Wempe then reviewed the architectural rendering and site layout for the proposed restaurant. Discussion ensued.

Mr. Wempe updated the Board on the potential construction of an additional water well to serve the District at a 1.6 acre-site located behind the Harris County Emergency Service District No. 9 ("ESD No. 9") building. Discussion ensued regarding obtaining an appraisal of the 1.6 acre-site.

Follow review and discussion, and based on the engineer's recommendation, Director Hronas moved to: (1) approve engineer's report; (2) award the contract for the sanitary sewer rehabilitation project to D.L. Glover in the amount of \$828,554.00, subject to approval of the payment and performance bonds and review of the certificate of insurance and endorsements, if any, provided by the contractor; and (3) authorize JLL, Inc. to conduct an appraisal of the 1.6 acre-site located behind the ESD No. 9 building. Director Medrano seconded the motion, which passed unanimously.

OPERATIONS REPORT

Mr. Harmon 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. Harmon discussed the recent roof inspections of the wastewater treatment plant and water plant no. 2. Discussion ensued regarding the needed repairs for the roof at water plant no. 2. Mr. Hoffman stated H2O will request proposals for the replacement of the roof at water plant no. 2.

Mr. Harmon reported that water accountability for the month is 90.8%. Mr. Hoffman updated the Board on the isolation of water plant no. 1 and water plant no. 2 in relation to monitoring water accountability in the District.

Mr. Hoffman updated the Board on the sewer line repair at 20006 Blue Ridge.

The Board discussed the District's participation in Association of Water Board Directors ("AWBD") Water Smart Program and submittal of the Water Smart Program Application.

Following review and discussion, Director Hronas moved to: (1) approve the operator's report; and (2) authorize H2O to prepare and submit the Water Smart Program Application to AWBD. 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 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.

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

The Board inquired about surface water connections at District facilities.

The Board inquired about the timeline for the chloramine conversion at the District's water plant. Discussion ensued regarding notification to residents regarding the chloramine conversion.

2026 DIRECTORS ELECTION MATTERS

Mr. Bapat discussed procedures related to the 2026 Directors Election. He reviewed a Resolution Designating an Agent of the Secretary of the Board of Directors During the 2026 Directors Election Period.

Mr. Bapat reported on requirements to file a Notice of Deadline to File Applications for Place on the Ballot for the 2026 Directors Election.

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 2026 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 2026 Directors Election.

The Board discussed pay for election officials during the 2026 Directors Election.

Mr. Bapat reviewed an Order Calling Directors Election.

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 moved to: (1) adopt a Resolution Designating an Agent of the Secretary of the Board during the 2026 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, authorize the agent to post the related notice as required, and direct that the Resolution be filed appropriately and retained in the District's official records; (2) authorize the Secretary's agent to post the Notice of Deadline to File Applications for a Place on the Ballot; (3) set the pay for election officials at \$20.00 per hour, as discussed; (4) adopt the Order Calling Directors Election and direct that the Order be filed appropriately and retained in the District's official records; and (5) authorize the Secretary's agent to post or publish and provide to the County Clerk and Voter Registrar Notice of Election, if required, and to direct that the Notice be filed appropriately and retained in the District's official records. Director Dean seconded the motion, which passed unanimously.

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 17, 2025, regular meeting. Following review and discussion, Director Hronas moved to approve the minutes of the December 17, 2025, regular meeting. Director Dean seconded the motion, which passed unanimously.

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


Secretary, Board of Directors

(SEAL)



LIST OF ATTACHMENTS

	Minutes
	<u>Page</u>
Report on security monitoring.....	2
Communications and website analytics report	2
Bookkeeper’s report.....	2
Report on maintenance of the landscaping and park facilities	3
Stormwater quality maintenance report.....	3
Engineer’s report.....	4
Operations report.....	4