

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 167

July 16, 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 16th day of June, 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, Wes Alvey 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"); 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 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 inquired about Flock cameras and surveillance services available through Flock cameras. Discussion ensued regarding potential use of Flock cameras in the District.

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

The Board discussed the installation of trash cans, benches and DogiPots along the District's walking trails. Following review and discussion, the Board concurred to solicit three proposals for the installation of 12 trashcans, 4 benches and 2 DogiPots along the District's walking trails and for Directors Yeane and Medrano to conduct a site visit to determine locations for trash cans, benches and DogiPots along the District's walking trails.

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 Pressure 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.

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 98.48% of the District's 2024 taxes were collected as of June 30, 2025.

Ms. Keeswood then reviewed the delinquent tax report prepared by Perdue, Brandon, Fielder, Collins, & Mott L.L.P., a copy of which 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.

ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2025 TAX YEAR

Mr. Bapat discussed the "truth-in-taxation" property tax calculations and tax levy process for water districts and stated that Chapter 49 of the Texas Water Code establishes three main categories for water districts, based on a district's development status and/or tax rate. He reviewed the definitions for each of the three categories and said the Board must annually determine the District's category for that tax year and follow the associated notice and levy provisions in the Texas Water Code.

Discussion ensued regarding the District's development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developed District for the 2025 tax year.

Following review and discussion, Director Hronas moved to adopt a Resolution Regarding Development Status for 2025 Tax Year establishing the District as a Developed District for the 2025 tax year, pursuant to Section 49.23602, Texas Water Code, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Dean seconded the motion, which passed unanimously.

REPORT REGARDING DEVELOPMENT

There was no discussion on this agenda item.

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.

Director Yeane inquired about the maintenance of the District trail located behind Bella Dental, extending to Fry Road.

PARK AND RECREATIONAL FACILITY MATTERS

The Board inquired about the repair of the sidewalk located at the Villages of Bear Creek.

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.

The Board inquired about monthly cleanouts of the District's storm water quality units.

Ms. Sears presented a proposal from SWS in the amount of \$3,738.00 for the clean out of the storm water quality unit located in Rice Village Section 8.

Following review and discussion, Director Hronas moved to approve the proposal from SWS in the amount of \$3,738.00 for the clean out of the storm water quality unit located in Rice Village Section 8. Director Dean seconded the motion, which passed unanimously.

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 the project is included in bond application no. 11.

Mr. Wempe updated the Board on the surface water conversion project at water plant no. 1 and water plant no. 2.

Mr. Wempe updated the Board on the reimbursement for Haven at Kieth Harrow.

Mr. Wempe reviewed the summary of cost for bond application no. 11.

The Board inquired about the value of the land located behind River Knoll Park. Mr. Wempe stated the land is not developable, resulting in the land having little to no value. Discussion ensued regarding follow up with the Villages of Bear Creek Homeowners Association ("VBC HOA") in relation to the land located behind River Knoll Park. The Board concurred for Directors Hronas and Buentello to attend the next VBC HOA meeting.

UNLIMITED TAX BONDS, SERIES 2025

Ms. Moran discussed the process and timeline for the issuance of the District's \$3,620,000 Unlimited Tax Bonds, Series 2025 (the "Bonds").

Ms. Moran reviewed the Preliminary Official Statement and Official Notice of Sale for the Bonds.

Ms. Moran stated the District currently has underlying ratings from Moody's on the District's outstanding bonds. She requested that the Board authorize Masterson to request a rating from Moody's for the Bonds.

Ms. Moran recommended the Bank of New York Mellon Trust Company, N.A. as the paying agent/ registrar for the Bonds.

The Board considered advertisement for the sale of the Bonds to be held on August 20, 2025, at 9:15 a.m.

The Board then considered authorizing the District's auditor, McGrath & Co., PLLC ("McGrath"), to prepare a reimbursement report for the Bonds.

Following review and discussion, Director Hronas moved to: (1) approve the Preliminary Official Statement and Official Notice of Sale for the Bonds; (2) authorize Masterson to request a rating from Moody's for the Series 2025 Bonds; (3) appoint Bank of New York Mellon Trust Company, N.A. as the Paying Agent/ Registrar for the Bonds; (4) authorize advertisement for the sale of the Bonds and schedule the bond sale for August 20, 2025 at 9:15 a.m.; and (5) authorize McGrath to prepare the developer reimbursement report for the Bonds. Director Dean seconded the motion, which passed unanimously.

APPROVE INTERLOCAL AGREEMENT FOR WATER WISE PROGRAM

The Board considered approving the Interlocal Agreement with the Harris-Galveston Subsidence District for participation in the Water Wise Program. Following review and discussion, Director Hronas moved to approve the Interlocal Agreement and direct that the Interlocal Agreement be filed appropriately and retained in the District's official records. Director Dean seconded the motion, which carried 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.

The Board inquired about the repair of blower no. 2 at the wastewater treatment plant.

Mr. Harmon discussed the chlorine contact airline located at the District's wastewater treatment plant and stated a portion of the airline needs replacing. Mr. Harmon then presented a proposal from NTS Pumps, Motors and Controls ("NPS") in the amount of \$4,900.00 for the replacement of a portion of the chlorine contact airline at the District's wastewater treatment plant.

Mr. Harmon discussed an airline leak at water plant no. 1. Mr. Harmon stated H2O completed a temporary repair of the airline. Mr. Harmon stated additional leaks were detected after the temporary repair of the airline and state H2O recommends the installation of a new 1" airline from the control building to the hydrotanks. The Board inquired about costs associated with the repairs and installation of the 1" airline at water plant no. 1.

Mr. Harmon reported that water accountability for the month is 90.02%. Mr. Harmon updated the Board on the testing of commercial meters in the District.

The Board inquired about sewer line repairs conducted in the District by H2O.

The Board inquired about builder back charges for Long Lake and Ansko and Associates ("Ansko"). The Board requested for H2O to follow up with Long Lake and Ansko regarding the back charges owed to the District.

The Board discussed the meter replacement and brass salvage report, a copy of which is attached to the operator's report.

Following review and discussion, Director Hronas moved to: (1) approve the operator's report; (2) approve the proposal from NTS in the amount of \$4,900.00 for the replacement of a portion of the chlorine contact airline at the District's wastewater treatment plant; and (3) authorize H2O to install a new 1" airline at water plant no. 1 from the control building to the hydrotanks. 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 Dean seconded the motion, which carried unanimously.

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

There was no discussion on this agenda item.

REPORT REGARDING LEGISLATIVE MATTERS

Mr. Bapat reviewed a report prepared by ABHR regarding legislative matters pertaining to the 89th Regular Session of the Texas Legislature

MINUTES

The Board considered approving the minutes of the June 10, 2025, special meeting and June 18, 2025, regular meeting. Following review and discussion, Director Hronas moved to approve the minutes of the June 10, 2025, special meeting and June 18, 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.

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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