

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 167

July 15, 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 15th day of July, 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, 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 and Morris Harmon of H2O Consulting, Inc. ("H2O"); Melanie Bartschi 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 and Grace Jaynes of J.P. Morin Company, LLC ("J.P. Morin"); Robert Wempe of Pape-Dawson Engineers, Inc. ("Pape-Dawson"); Brandon West of Touchstone District Services ("Touchstone"); Trevor Shuman of Today's Integration ("T.I."); Sergeant Patrick Mikel of the Harris County Sheriff's Office ("HCSO"); and 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 and responded to questions from the Board.

The Board discussed posting monthly security statistics to the District's website. The Board concurred for Touchstone to work with the HCSO and Directors Buentello and Medrano to compile security statistics for monthly postings to the District's website.

SECURITY MONITORING MATTERS

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

Mr. Shuman presented a proposal from T.I. for the replacement and installation of security cameras at John Nimmo Park to include the following items: (i) \$52,359.64 for equipment; (ii) \$9,000.00 for annual monitoring services; and (iii) \$5,235.96 for annual service fees. Discussion ensued regarding the proposed equipment, as listed within the proposal. The Board inquired about placement for the security cameras and life expectancy of the security cameras.

The Board discussed the recent placement of Porta Potties on District property. Discussion ensued regarding signage posted within the District in relation to the established park rules for the District.

The Board inquired about maintenance of existing security equipment within the District.

The Board discussed reporting of security surveillance in the District.

The Board inquired about maintenance and lighting at the following facilities: (i) River Knoll Park; (ii) trail located in Villages of Bear Creek; (iii) Creekside Park; (iv) John Nimmo Park; and (v) soccer fields. The Board requested for van Sant and J.P. Morin to follow up at each facility, as discussed.

Following review and discussion, Director Hronas moved to approve the proposal from T.I. for the replacement and installation of security cameras at John Nimmo Park to include the following items: (i) \$52,359.64 for equipment; (ii) \$9,000.00 for annual monitoring services; and (iii) \$5,235.96 for annual service fees, subject to ABHR approval. Director Yeane seconded the motion, which passed by a vote of three to two with Directors Buentello and Medrano opposed.

GARBAGE COLLECTION AND RECYCLING MATTERS

The Board discussed posting the holiday trash pickup schedule to the District's website.

REPORT ON GRAFFITI REMOVAL

There was no discussion on this matter.

DISTRICT WEBSITE MATTERS

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

The Board discussed bulk trash pickup in the District. The Board requested for Touchstone to post guidelines for bulk trash pickup to 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.

Mr. Wempe discussed the use of surplus funds for upcoming District projects.

Ms. Abad discussed a District Certificate of Deposit Account Registry Service ("CDAR") for investment of District funds. Discussion ensued regarding how District funds would be invested in CDAR. The Board inquired about early withdrawal fees in connection to CDAR. The Board concurred to invest District funds in CDAR, based on the District's operation and debt payment needs.

Following review and discussion, Director Hronas moved to: (1) approve the bookkeeper's report, checks presented, and payment of the bills; and (2) authorize MAC to invest District funds in CDAR. Director Dean seconded the motion, which passed unanimously.

ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") SUMMER CONFERENCE, REIMBURSEMENT OF ELIGIBLE EXPENSES, AND ATTENDANCE AT WINTER CONFERENCE

The Board discussed the AWBD summer conference and considered authorizing attendance at the winter conference to be held in Austin on January 22 and 23. Following review and discussion, Director Hronas moved to approve reimbursement of all eligible expenses for Directors who attended the summer conference, which the District's bookkeeper confirmed are in compliance with the District's Travel Reimbursement Guidelines, and to authorize attendance of any interested Directors at the winter conference. Director Dean seconded the motion, which carried unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Bartschi 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 97.32% of the District's 2025 taxes were collected as of June 30, 2026.

The Board inquired about litigated value reduction refunds issued to residents.

The Board inquired about ownership of reserve land located in the District. Discussion ensued.

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.

The Board inquired about tree trimming and mulching at John Nimmo Park.

The Board inquired about the monitoring and cleaning of French drains in the District. The Board requested for van Sant to conduct a site visit and assess French drains in the District.

The Board inquired about maintenance of fencing along District trails.

PARK AND RECREATIONAL FACILITY MATTERS

Mr. Vaughan updated the Board on repairs of the sidewalk located in Villages of Bear Creek ("VOBC"), in connection with the Precinct 4 Call for Projects. Discussion ensued regarding the District's contribution for the project.

Mr. Morin stated he will bring a proposal for the striping of the VOBC pool parking lot to the next meeting.

The Board inquired about the timeline for the installation of benches and trashcans along District trails.

The Board inquired about drone footage of the District. The Board requested for J.P. Morin to send a link to the drone footage of the District to all Directors.

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 discussed the District's current maintenance schedule of District facilities. Ms. Sears then presented a proposal from SWS to increase the current maintenance schedule from \$87,800.00 a year to \$105,200.00 a year, to include additional clean outs of confined space units in the District. Discussion ensued. The Board concurred to defer action on the proposal.

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 will be deferred to the fall. The Board inquired about the timeline for the project.

Mr. Wempe updated the Board on the surface water conversion at water plant no. 2. Mr. Wempe stated plans are in the final approval process, and bids will be presented at the September Board meeting.

Mr. Wempe discussed the use of surplus funds for Trails along Bear Creek and Trails along Greenhouse Road.

Mr. Wempe updated the Board on the bond application and discussed an updated preliminary summary of costs in the amount of \$14,040,000. Discussion ensued regarding the installation of smart meters in the District and potential inclusion of the project in a future 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 with the potential construction of an additional water well to serve the District. The Board concurred to discuss the matter further in execution session.

Following discussion, Director Hronas moved to approve the engineer's report. Director Dean seconded the motion, which passed unanimously.

ADOPT RESOLUTION AUTHORIZING APPLICATION TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY ("TCEQ") FOR USE OF SURPLUS FUNDS

Mr. Vaughan reviewed a Resolution Authorizing Application to the TCEQ for Use of Surplus Funds, in relation to the construction of Trails along Bear Creek Road and Trails along Greenhouse Road.

Following review and discussion, Director Hronas moved to approve the Resolution Authorizing Application to the TCEQ for Use of Surplus Fund. Director Dean seconded the motion, which passed unanimously.

ADOPT RESOLUTION EXPRESSING INTENT TO REIMBURSE OPERATING ACCOUNT FROM CAPITAL PROJECT FUNDS

Mr. Vaughan reviewed a Resolution Regarding Intent to Reimburse Operating Account from Capital Project Funds in relation to the construction of Trails along Bear Creek Road and Trails along Greenhouse Road.

Following review and discussion, Director Hronas moved to approve the Resolution Regarding Intent to Reimburse Operating Account from Capital Project Funds. 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. The Board concurred to support 200 sponsorships at Brosnahan Elementary School. 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

The Board discussed security of District facilities. The Board requested for J.P. Morin to order back-up parts in relation to the security of District facilities.

Mr. Harmon presented the monthly operations report, a copy of which is attached.

Mr. Harmon 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 chemical feed system located at the District's wastewater treatment plant. Mr. Harmon then presented a proposal from CFI Services, Inc ("CFI") in the amount of \$10,900.04 for the installation of a chlorine switch over system for the chemical feed system located at the District's wastewater treatment plant.

Mr. Harmon discussed performance tests conducted on well no. 1 located at water plant no. 1.

Mr. Hoffman stated H2O has submitted an insurance claim for repairs made to well no. 2 at water plant no. 1 and H2O is obtaining proposals for the needed repairs.

Mr. Harmon reported that water accountability for the month is 87.12%. Mr. Harmon discussed action steps H2O is taking to monitor water accountability in the District.

The Board inquired about the recycling of water meters in the District. The Board requested for H2O to report how many water meters are recycled every 90 days.

The Board inquired about the tap line leak repair at 21331 Wildcroft Drive.

Mr. Harmon stated the following accounts are requesting an adjustment to their utility bill: (i) account no. 72942, due to a toilet leak; and (ii) account no. 41218, due to a houseline leak. Discussion ensued. Following review and discussion, Director Hronas

moved to: (1) deny the request from account no. 72942 and authorize H2O to offer a payment plan; and (2) deny the request from account no. 41218 and authorize H2O to offer a payment plan and a reduction in the sewer bill. Director Dean seconded the motion, which passed unanimously.

The Board inquired about deposits received to the District for utility accounts in relation to money owned to the District from delinquent accounts. The Board requested for H2O to prepare a report showing deposits received to the District for utility accounts in relation to money owned to the District from delinquent accounts.

The Board inquired about repairs around the meter box at 21118 Wildcroft Drive. The Board requested for H2O to conduct a site visit and provide follow-up at the next meeting.

Following discussion, Director Hronas moved to: (1) approve the operator's report; and (2) approve the proposal from CFI in the amount of \$10,900.04 for the installation of a chlorine switch over system for the chemical feed system located at the District's wastewater treatment plant. Director Dean seconded the motion, which passed unanimously.

HEARING REGARDING TERMINATION OF WATER SERVICE

Mr. Hoffman reviewed the delinquent list. The Board conducted a hearing on the termination of utility service. Mr. 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 COUNTY REGIONAL WATER AUTHORITY ("WHCRWA") MATTERS

The Board discussed the July WHCRWA meeting.

The Board discussed the fence built by WHCRWA along Mountain Forest Drive.

MINUTES

The Board considered approving the minutes of the March 26, 2026, special meeting, June 9, 2026, special meeting and June 17, 2026 regular meeting. Director Hronas moved to approve the minutes of the March 26, 2026, special meeting, June 9, 2026, special meeting and June 17, 2026 regular meeting. Director Dean seconded the motion, which passed unanimously.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.072, TEXAS GOVERNMENT CODE, FOR DELIBERATION REGARDING REAL PROPERTY

At 8:46 p.m., the Board convened in executive session pursuant to Section 551.072, Texas Government Code. The Board determined that the presence of Mr. Wempe was required to assist the District's counsel in the rendition of legal services on behalf of the District. Mr. Vaughan and Ms. Lington were also present.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION

At 9:00 p.m., the Board reconvened in open session. Director Hronas moved to authorize ABHR to present an offer to purchase the 1.6 acre-site located off Kieth Harrow Boulevard, as discussed. 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.

(SEAL)




Secretary, Board of Directors

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