

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 167

February 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 February, 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 Yeaney	Assistant Secretary

and all of the above were present except Director Buentello, thus constituting a quorum.

Also present for all or part of the meeting in person 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 and Morris Harmon of H2O Consulting, Inc. ("H2O"); Brittany Keeswood of Assessments of the Southwest, Inc. ("ASW"); Ken Farrar of Best Trash, LLC ("Best Trash"); Robert Wempe of Pape-Dawson Engineers, Inc. ("Pape-Dawson"); Jennifer Abad of Municipal Accounts & Consulting, L.P. ("MAC"); Karen Sears of Storm Water Solutions, LLC ("SWS"); 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.

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 the monitoring of dirt bike use on District property. Discussion ensued regarding procedures for pressing charges against residents who

damage District property while using a dirt bike. The Board then discussed security cameras at River Knoll Park. The Board requested T.I. to follow up with Acadian regarding the District's dissatisfaction of services provided to the District from Acadian.

Mr. Morin discussed an electrical meter located along the District walking trail located at Villages of Bear Creek.

GARBAGE COLLECTION AND RECYCLING MATTERS

Mr. Farrar reviewed a letter from Best Trash regarding the automatic annual CPI adjustment to the service agreement pursuant to the agreement with the District, a copy of which is attached.

The Board inquired about bundled trash pick-up.

Director Hronas made a motion to approve the annual CPI adjustment for services with Best Trash. Director Dean seconded the motion, which passed unanimously.

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.

Mr. West updated the Board on information to be shared with residents regarding the upcoming District bond authorization election.

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.

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

The Board considered approving reimbursement to the directors for expenses incurred in attending the AWBD winter conference and authorizing attendance at the AWBD summer conference. Following review and discussion, Director Hronas moved to approve reimbursement of the eligible AWBD winter conference expenses and to authorize attendance of Board members at the AWBD summer conference. Director Dean seconded the motion, which passed unanimously.

RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

Mr. Bapat reviewed the various optional tax exemptions the District may offer its residents, noting that the District currently offers an exemption from ad valorem taxation of \$35,000 of the appraised value of residence homesteads of individuals who are disabled or are sixty-five years of age or older, but rejects the general homestead exemption.

The Board then considered adopting the Resolution Concerning Exemptions From Taxation providing for the exemption from ad valorem taxation of \$35,000 of the appraised value of residence homesteads of individuals who are disabled or are sixty-five years of age or older. Following review and discussion, Director Hronas moved to adopt the Resolution Concerning Exemptions From Taxation and direct that the Resolution be filed appropriately and retained in the District's official records. 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 83.92% of the District's 2024 taxes were collected as of January 31, 2025.

The Board inquired about the collection of delinquent taxes and requested for Perdue, Brandon, Fielder, Collins, & Mott L.L.P. to provide an updated delinquent tax report for the next Board meeting.

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.

REPORT REGARDING DEVELOPMENT

There was no discussion on this agenda item.

2025 BOND ELECTION MATTERS

Mr. Bapat updated the Board on 2025 bond election matters.

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 the maintenance of a detention area located at Fry Road and Kieth Harrow Boulevard, behind the Shell gas station. The Board requested for ABHR to send a letter to the property owner of the detention area located at Fry Road and Kieth Harrow Boulevard, behind the Shell gas station, regarding maintenance of the property.

PARK AND RECREATIONAL FACILITY MATTERS

There was no discussion on this agenda item.

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 discussed land located south of Kieth Harrow Boulevard in West Ricewood Village Section 1 and potential maintenance of the land. The Board requested for van Sant to prepare a proposal for the maintenance of land located south of Kieth Harrow Boulevard in West Ricewood Village Section 1.

Ms. Sears presented four proposals from SWS: (i) repair of broken manhole located at Ricewood Village Section 1 in the amount of \$1,015.00; (ii) clean out of the storm water quality feature at Plantation Lakes Section 14 in the amount of \$5,692.00; (iii) clean out of the storm water quality feature at Plantation Lakes Section 5 in the amount of \$9,069.00; and (iv) clean out of the storm water quality feature at Plantation Lakes Sections 6 and 7 in the amount of \$11,999.00.

Following review and discussion, Director Hronas moved to approve the following proposals from SWS: (i) repair of broken manhole located at Ricewood Village Section 1 in the amount of \$1,015.00; (ii) clean out of the storm water quality feature at Plantation Lakes Section 14 in the amount of \$5,692.00; (iii) clean out of the storm water quality feature at Plantation Lakes Section 5 in the amount of \$9,069.00; and (iv) clean out of the storm water quality feature at Plantation Lakes Sections 6 and 7 in the amount of \$11,999.00. Director Yeaney seconded the motion which passed unanimously.

DISCUSS CAPITAL IMPROVEMENT PLAN ("CIP") AND PROPOSED BOND AUTHORIZATION ELECTION

There was no discussion on this agenda item.

ENGINEERING MATTERS

Mr. Wempe updated the Board on the status of engineering matters in the District.

The Board inquired about the construction of an additional water well for the District and potential locations for the water well.

Mr. Wempe updated the Board on bond application no. 11.

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 booster pump testing conducted at water plant no. 2.

Mr. Hoffman reported that water accountability for the month is 88.34%. Mr. Hoffman stated 24 water meters have been replaced in the District. Mr. Hoffman updated the Board on the monitoring of the two defined water service areas in the District.

Mr. Hoffman updated the Board on fire hydrant lubrications and inspections.

Mr. Hoffman discussed the District's participation in AWBD Water Smart Program. Mr. Hoffman then reviewed a Resolution Approving Submittal of the Water Smart Application for Inclusion in the AWBD Water Smart Partners Program.

The Board inquired about wye repairs in the District.

The Board inquired about the maintenance of facilities owned by the City of Houston.

Mr. Hoffman presented an inspection letter from Cy-Lakes High School for additions and renovations of school facilities.

Mr. Hoffman discussed requests from the following accounts for an adjustment to their utility bill due to a leak: (i) account no. 53167-69275; and (ii) account no. 53167-67570. Discussion ensued.

The Board discussed the District's Rate Order. The Board concurred to increase the sewer rate from \$32.38 to \$33.64 to account for the Best Trash CPI increase to garbage and recycling services.

Following review and discussion, Director Hronas moved to: (1) approve the operator's report; (2) approve the Resolution Approving Submittal of the Water Smart Application for Inclusion in the AWBD Water Smart Partners Program and direct that it be filed appropriately and retained in the District's official records; (3) deny the utility bill adjustment request from the following accounts: (i) account no. 53167-69275; and (ii) 53167-67570; and (4) amend Rate Order to reflect the Best Trash CPI adjustment in the District's sewer rate. 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 COUNTY REGIONAL WATER AUTHORITY ("WHCRWA") MATTERS

There was no discussion on this agenda item.

MINUTES

The Board considered approving the minutes of the January 8, 2025, special meeting and January 15, 2025, regular meeting. Following review and discussion, Director Hronas moved to approve the minutes of the January 8, 2025, special meeting and January 15, 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)



Juan P. Medeiros
Secretary, Board of Directors

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