

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 167

September 17, 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 17th day of September, 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 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”); 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”); Justin Jenkins of McCall Gibson Swedlund Barfoot PLLC (“McCall”); Robert “Scott” Orr of Kingwood Pressuring Washing (“Kingwood”); Robert Wempe of Pape-Dawson Engineers, Inc. (“Pape-Dawson”); 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 Aaron Carpenter, 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 security footage pictures with the Board related to recent events in the District. Discussion ensued regarding District property monitored by security cameras.

Mr. Morin updated the Board on the installation of 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

Mr. Orr reviewed a report on graffiti removal in the District prepared by Kingwood, a copy of which is attached.

Mr. Orr stated Kingwood would be conducting a site visit on September 24, 2025 at Nimmo Park to assess the need for graffiti removal.

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 post an article to the District website regarding hurricane preparedness.

Mr. Hoffman discussed the disposal of grease in connection to the District's facilities. The Board requested for Touchstone to post an article to the District's website regarding the proper disposal of grease.

APPROVE AUDIT FOR FISCAL YEAR END MAY 31, 2025

Mr. Jenkins reviewed the District's audit report for the fiscal year end May 31, 2025. Following review and discussion, Director Hronas moved to approve the audit report for the fiscal year end May 31, 2025, subject to final review by the District's counsel. Director Dean seconded the motion, which passed unanimously.

APPROVE DEVELOPER REIMBURSEMENT REPORT FOR SERIES 2025 BONDS

Mr. Jenkins presented and reviewed a developer reimbursement report in connection with the \$3,620,000 Unlimited Tax Bonds, Series 2025 (the "Series 2025 Bonds").

The Board inquired about the use of surplus funds from the Series 2025 Bonds.

Following review and discussion, Director Hronas moved to approve the developer reimbursement report, subject to finalization. Director Dean seconded the motion, which carried unanimously.

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 discussed the disbursement of the funds from the Series 2025 Bonds proceeds to the developer as reflected in the developer reimbursement report and upon closing of the Bonds.

Following review and discussion, Director Hronas moved to: (1) approve the bookkeeper's report, including the checks presented, and payment of the bills; and (2) authorize disbursement of the bond proceeds to the developer as reflected in the developer reimbursement report and upon closing of the Series 2025 Bonds. Director Dean seconded the motion, which passed unanimously.

DISCUSS TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR THE ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") WINTER AND SUMMER CONFERENCES

The Board discussed the District's Travel Reimbursement Guidelines and director expenses associated with attendance to the winter and summer AWBD conferences. The Board concurred to increase the transportation reimbursement amount from \$500 to \$700 for the winter AWBD conference and from \$600 to \$800 for the summer conference.

Following review and discussion, Director Hronas moved to update the District's Travel Reimbursement Guidelines to reflect an increase to the transportation reimbursement amount from \$500 to \$700 for the winter AWBD conference and from \$600 to \$800 for the summer conference. 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 98.96% of the District's 2024 taxes were collected as of August 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.

DISCUSS 2025 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

Ms. Moran discussed the two-step process for setting the District's tax rate.

Ms. Moran reviewed a tax rate analysis, a copy of which is attached. She recommended that the Board levy a tax rate of \$0.84 per \$100 of assessed valuation, with \$0.49 allocated to provide for the District's debt service requirements and \$0.35 allocated to provide for operations and maintenance of the District.

Following review and discussion, Director Hronas moved to: (1) set the public hearing date for considering the District's 2025 tax rate for October 15, 2025 at 6:00 p.m.; and (2) authorize the tax assessor/collector to publish notice of the District's meeting on October 15, 2025 at 6:00 p.m., to set the proposed 2025 total tax rate of \$0.84 per \$100 of assessed valuation, with \$0.49 allocated for the District's debt service and \$0.35 allocated for operations and maintenance. 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.

Mr. van Sant updated the Board on the following projects: (i) installation of a soccer goal system at John Nimmo park; and (ii) the clearing and maintenance of the District walking trail located in Bear Creek.

Mr. van Sant presented a proposal from van Sant in the amount of \$2,535.00 for the installation of four new drainage boxes at Nimmo Park.

The Board discussed the proposal van Sant presented at the May Board meeting for Phase I of clearing invasive vines at the River Knoll Park Reserve. Directors Hronas stated she has contacted the Villages of Bear Creek Homeowners Association ("VBCHOA") to discuss the matter further.

The Board inquired about the maintenance of the overgrowth located along the walking trail in Bear Creek Glen.

Following review and discussion, Director Hronas moved to approve the proposal from van Sant in the amount of \$2,535.00 for the installation of four new drainage boxes at Nimmo Park. 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 and requested for ABHR to follow up with Precinct 4.

The Board discussed trashcans located in the District and the use of trash bags for the trashcans. The Board requested for J.P. Morin to assess the cost of trash bags for District trashcans and follow up with Director Buentello.

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 presented a proposal from SWS in the amount of \$1,200.00 for the repair of a manhole located in Plantation Lakes Sections 6 & 7.

Following review and discussion, Director Hronas moved to approve the proposal from SWS in the amount of \$1,200.00 for the repair of a manhole located in Plantation Lakes Sections 6 & 7. Director Dean seconded the motion, which passed unanimously.

ENGINEERING MATTERS

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

Mr. Wempe updated the Board on the sanitary sewer rehabilitation project and discussed funding of the project. Mr. Wempe then presented a proposal from Pape-Dawson in the amount of \$73,000.00 for bidding and construction phase services associated with the sanitary sewer rehabilitation project.

Mr. Wempe updated the Board on the surface water conversion project at water plant no. 1 and water plant no. 2. Mr. Wempe then presented a proposal from Pape-Dawson in the amount of \$162,000.00 for the design of the surface water conversion project at water plant no. 1 and water plant no. 2.

Mr. Wempe updated the Board on the potential construction of an additional water well to serve the District. Mr. Wempe reviewed a potential 1-acre site, located along Kieth Harrow Boulevard, adjacent to the Harris County Emergency Service District No. 9. ("ESD No. 9"). Discussion ensued regarding access to the 1-acre site. The Board discussed next steps for moving forward with ESD No. 9 to discuss the potential construction of an additional water well to serve the District.

Following review and discussion, Director Hronas moved to: (1) approve engineer's report; (2) approve the following proposals from Pape-Dawson: (i) bidding and construction phase services associated with the sanitary sewer rehabilitation project in the amount of \$73,000.00; and (ii) design of the surface water conversion project at water plant no. 1 and water plant no. 2 in the amount of \$162,000.00; and (3) authorize ABHR to prepare a letter to ESD No. 9 regarding the potential construction of an

additional water well to serve the District. Director Dean 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 and Mr. Hoffman discussed RAS pump no. 3 at the wastewater treatment plant and stated the seals around the pump are leaking. Mr. Hoffman then presented a proposal from NTS Pumps, Motors and Controls ("NTS") with two options for repair of the leaking seals for RAS pump no. 3 at the wastewater treatment plant: (i) use of Gorman Rupp parts in the amount of \$9,100.00; and (ii) use of aftermarket parts in the amount of \$5,200.00. Discussion ensued. The Board concurred to proceed with the use of Gorman Rupp parts.

Mr. Harmon reported that water accountability for the month is 90.81%. Mr. Hoffman stated H2O will isolate water plant no. 1 and water plant no. 2 in November to monitor water accountability.

The Board inquired about the overflow concern associated with Wal-Mart's property.

Mr. Hoffman discussed the insurance claim associated with the generator at water plant no. 2 and payments received from Chubb. The Board concurred to accept the payments from Chubb and requested for H2O to follow up with Chubb regarding any pending or remaining payments.

Following review and discussion, Director Hronas moved to: (1) approve the operator's report; and (2) approve the proposal from NTS in the amount of \$9,100.00 for the repair of the leaking seals for RAS pump no. 3 at the wastewater treatment plant. Director Dean seconded the motion, which passed unanimously.

The Board discussed the flushing of District water lines associated with resident inquiries received by H2O.

Mr. Hoffman reviewed correspondence from account no. 53167-68130 requesting an adjustment to a utility bill due to a leak. Discussion ensued. Following review and discussion, Director Buentello moved to deny the request from account no. 53167-68130 and authorize H2O to offer a payment plan and a reduction in the sewer bill. 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

The Board discussed the upcoming WHCRWA's open house on October 8, 2025.

ANNUAL REPORT TO BOND REVIEW BOARD

Mr. Bapat presented a memorandum regarding the required submission of an annual report to the Bond Review Board containing certain information about the District's voter-approved but unissued bonds, a copy of which is attached, and stated that ABHR will work with the District's consultants to prepare and submit the annual report by the September 30th deadline.

MINUTES

The Board considered approving the minutes of the August 13, 2025 special meeting and August 20, 2025, regular meeting. Following review and discussion, Director Hronas moved to approve the minutes of the August 13, 2025 special meeting and August 20, 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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