

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 167

July 17, 2024

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 July, 2024, 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, 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 Ryan Bennett of H2O Consulting, Inc. ("H2O"); David Patterson of Assessments of the Southwest, Inc. ("ASW"); Robert Wempe of Pape-Dawson Engineers, Inc.; 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 AND RENEWAL OF INTERLOCAL AGREEMENT FOR LAW ENFORCEMENT SERVICES FOR 2024

Mr. Bapat reviewed the Interlocal Agreement for Law Enforcement Services ("Interlocal Agreement") with Harris County for the period of October 1, 2024 through September 30, 2025. Discussion ensued regarding the number of officers authorized to provide law enforcement services to the District. Upon a motion made by Director Hronas and seconded by Director Dean, the Board voted unanimously to approve the Interlocal Agreement and direct that the Interlocal Agreement be filed appropriately and retained in the District's official records.

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 discussed the placement of the District's mobile camera unit.

The Board inquired about security matters at John Nimmo Park.

The Board inquired about the HCSO's monitoring of and response to noise complaints in the District.

Mr. Morin updated the Board on the lighting in the District.

The Board discussed the splash pad located at Westfield Ranch Park.

GARBAGE COLLECTION AND RECYCLING MATTERS

There was no discussion on this agenda item

REPORT ON GRAFFITI REMOVAL

There was no discussion on this agenda item.

DISTRICT WEBSITE MATTERS

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

The Board discussed the West Harris County Regional Water Authority's ("WHCRWA") Central Pump Station construction project and communications with residents regarding the project. The Board requested for ABHR to follow up with the WHCRWA regarding communications with residents related to the Central Pump Station construction project.

The Board requested for Touchstone to post information on the District website regarding the WHCRWA's Central Pump Station construction project.

REVIEW ARBITRAGE REBATE REPORT FOR THE SERIES 2019 BONDS

Mr. Bapat reviewed the Interim Excess Earnings Report for the District's Series 2019 Bonds prepared by OmniCap. He noted that the report states that no arbitrage rebate payments are due to the United States Treasury.

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

Mr. Patterson reviewed the monthly tax report, a copy of which is attached, reflecting that 98.54% of the District's 2023 taxes were collected as of June 30, 2024.

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 2024 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 2024 tax year.

Following review and discussion, Director Hronas moved to adopt a Resolution Regarding Development Status for 2024 Tax Year establishing the District as a Developed District for the 2024 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.

The Board inquired about the next bond election and discussion ensued.

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 presented a proposal from van Sant to add one additional maintenance visit on Mondays to clean debris and trash at District facilities, in the amount of \$300 per visit.

The Board requested for van Sant to assess trees in the District and any necessary maintenance of District trees.

Mr. van Sant updated the Board on the removal of a District tree from a resident's yard.

Following review and discussion, Director Hronas moved to approve the proposal from van Sant to add one additional maintenance visit on Mondays to clean debris and trash at District facilities, in the amount of \$300 per visit. Director Dean seconded the motion, which passed unanimously.

PARK AND RECREATIONAL FACILITY MATTERS

UPDATE ON PRECINCT 4 CALL FOR PROJECTS

The Board inquired about the projected timeline for Precinct 4 Call for Projects.

ENGINEERING MATTERS

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

Mr. Wempe updated the Board on development in the Haven at Kieth Harrow and District rehabilitation projects in relation to an upcoming bond sale.

The Board then discussed District projects associated with a future bond election. The Board requested for Touchstone to discuss services provided by Touchstone, in connection to bond elections, at the next Board meeting.

Following review and discussion, Director Hronas moved to authorize Pape-Dawson to prepare bond application no. 12. Director Dean seconded the motion, which passed unanimously.

INTERLOCAL AGREEMENT WITH HARRIS-GALVESTON SUBSIDENCE DISTRICT ("HGSD") REGARDING WATER WISE SPONSORSHIP

Mr. Bapat reviewed an Interlocal Agreement between the District and the HGSD for participation in the WaterWise program and noted that the agreement provides for sponsorship of certain students at Sheridan Elementary School for the 2024-2025 school year. Following review and discussion, Director Hronas moved to approve and authorize execution of the Interlocal Agreement between the District and the HGSD for the WaterWise program and direct that the Agreement be filed appropriately and retained in the District's official records. Director Dean seconded the motion, which passed by unanimous vote.

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 discussed water well no. 2 located at water plant no. 1 and stated the spare well motor needs repairs. Mr. Hoffman reviewed a proposal from Burke's Mechanical Services, Inc. ("Burke's") with three options for repairs to water well no. 2's spare well motor at water plant no. 1; (i) repair current motor in the amount of \$30,725.00; (ii) install new motor with 300% EHT in the amount of \$59,733.00; and (iii) install new motor with 175% EHT in the amount of \$44,603.00. Discussion ensued regarding the rental of a spare well motor versus the repair of the spare well motor. Following review and discussion, the Board concurred to take no action at this time.

Mr. Hoffman discussed needed repairs for lift station no. 3 and lift station no. 4.

Mr. Hoffman reported that water accountability for the month is 92.7%.

Mr. Hoffman updated the Board on the submission of the 2024 Consumer Confidence Report.

Mr. Hoffman discussed lead and copper sampling of District pipes as required by the Environmental Protection Agency ("EPA").

Mr. Hoffman updated the Board on the insurance claim associated with the generator at water plant no. 2.

Mr. Hoffman reviewed tap fees associated with upcoming retail projects along Fry Road. Discussion ensued regarding payment of tap fees.

Mr. Hoffman updated the Board on District facilities in connection to the recent weather event.

Following review and discussion, Director Hronas moved to: (1) approve the operator's report; and (2) authorize H2O to make needed repairs for lift station no. 3 and lift station no. 4 in an amount not to exceed \$36,000.00. 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 customers on the termination list did not attend the meeting or present 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 passed unanimously.

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 repairs to the storm water quality feature located at Westfield Ranch Sections 1-4.

Ms. Sears presented a proposal from SWS for the clean out of the storm water quality feature located at Plantation Lakes Section 1 in the amount of \$3,450.00.

Following review and discussion, Director Hronas moved to: (1) approve the stormwater quality maintenance report; and (2) approve proposal from SWS for the clean out of the storm water quality feature located at Plantation Lakes Section 1 in the amount of \$3,450.00. Director Dean seconded the motion, which passed unanimously.

WHCRWA MATTERS

There was no additional discussion on this agenda item.

MINUTES

The Board considered approving the minutes of the June 11, 2024, special meeting and June 19, 2024, regular meeting. Following review and discussion, Director Hronas moved to approve the minutes of the June 11, 2024, special meeting and June 19, 2024, regular meeting. Director Dean seconded the motion, which passed unanimously.

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

The Board discussed expenditures and reimbursements in connection to AWBD conferences.

Following review and discussion, Director Hronas moved to: (1) implement limitations on the following AWBD expenses: (i) hotel expenses not to exceed \$500.00 per night; (ii) transportation costs, including fuel, not to exceed \$500.00 for the AWBD winter conference and not to exceed \$600.00 for the AWBD summer conference; and (iii) food costs not to exceed \$125.00 per day; and (2) require all expenditure submissions to have an accompanying itemized receipt. 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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