

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 167

April 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 April, 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 Yeaney	Assistant Secretary

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

Also present for all or part of the meeting in person were: Jacob van Sant of van Sant Landscape Management ("van Sant"); Chris Hoffman, Donnice Hoffman and Morris Harmon of H2O Consulting, Inc. ("H2O"); Brittini Silva 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"); Ken Farrar of Best Trash, LLC ("Best Trash"); Sergeant Patrick Mikel of the Harris County Sheriff's Office ("HCSO"); Trevor Shuman of Today's Integration ("T.I."); 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.

Mr. Vaughan discussed the District's lease with HCSO for the law enforcement building and renewal of the lease. The Board concurred for ABHR to follow up with HCSO regarding the renewal of the lease for the law enforcement building.

SECURITY MONITORING MATTERS

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

Mr. Shuman updated the Board on the replacement of security signs in the District and stated all signs have been installed.

Mr. Morin stated J.P. Morin installed beacon lights on the District's water tower.

The Board requested for J.P. Morin to bring updated designs for the law enforcement building expansion to the next Board meeting.

GARBAGE COLLECTION AND RECYCLING MATTERS

The Board discussed replacement of damaged trash bins in the District. Discussion ensued regarding contact points for Best Trash. Mr. Farrar discussed options for residents to contact Best Trash regarding the replacement of damaged trash bins. The Board requested for Best Trash to provide contact information for Best Trash to H2O, to post as an insert in residents' water bills. Discussion ensued regarding trash pick-up days. The Board requested for Touchstone to post information to the District website regarding trash pick-up days in the District.

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.

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 inquired about remaining authorized but unissued park bonds.

The Board inquired about the collection of sales tax revenue from the City of Houston (the "City"). The Board requested for MAC to follow up with the City to obtain a sales tax revenue report.

The Board discussed investment options for District funds.

Following review and discussion, Director Hronas moved to approve the bookkeeper's report, checks presented, and payment of the bills. Director Dean seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Silva 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 97.16% of the District's 2025 taxes were collected as of March 31, 2026.

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.

The Board inquired about the preliminary taxable value of District property for 2026.

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 in the amount of \$6,570.00 for the maintenance of trees at River Knoll Park and along the walking trail at Villages of Bear Creek.

Mr. van Sant presented a proposal from van Sant in the amount of \$11,934.00 for the installation of Kiddie Cushion at all District parks.

Mr. van Sant presented a proposal from van Sant in the amount of \$6,636.00 for the installation of mulch at District facilities.

Following review and discussion, Director Hronas moved to approve the following proposals from van Sant: (i) maintenance of trees at River Knoll Park and along the walking trail at Villages of Bear Creek in the amount of \$6,570.00; (ii) installation of Kiddie Cushion at all District parks in the amount of \$11,934.00; and (iii) installation of mulch at District facilities in the amount of \$6,636.00. Director Dean seconded the motion, which passed unanimously.

Mr. van Sant stated van Sant removed a fallen tree from the District's walking trail.

PARK AND RECREATIONAL FACILITY MATTERS

The Board discussed the site visit conducted on March 26, 2026 to assess repairs of the sidewalk located at the Villages of Bear Creek in connection to the Precinct 4 Call for Projects. The Board discussed the following feedback received from Harris County (the "County") at the site visit: (i) use of County contractors for the sidewalk repairs; (ii) focusing sidewalk repairs to the area located between Fry Road and Greenhouse Road;

and (iii) installation of a sidewalk connection from Villages of Bear Creek, along the west side of Greenhouse Road, to Golden Wave Drive. The Board requested for ABHR to follow up with the County to obtain a proposed scope of cost for the sidewalk repairs and installation of a sidewalk connection from Villages of Bear Creek, along the west side of Greenhouse Road, to Golden Wave Drive.

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 the clean out of the stormwater quality units located at Plantation Lakes Sections 6 & 7.

Ms. Sears discussed turf establishment along the pilot channel in the District.

ENGINEERING MATTERS

Mr. Wempe discussed engineering matters in the District.

Mr. Wempe updated the Board on the sanitary sewer rehabilitation project.

Mr. Wempe updated the Board on projects to be included in the next bond sale.

Mr. Wempe and Mr. Vaughan updated the Board on the potential construction of an additional water well to serve the District at a 1.6 acre-site located behind the Harris County Emergency Service District No. 9 building. Discussion ensued regarding acquisition of the 1.6 acre-site. Mr. Vaughan then presented a proposal from Teel Valuation Group ("Teel") in the amount of \$3,000.00 for appraisal of the 1.6 acre-site located off Kieth Harrow Boulevard, in connection to the potential construction of an additional water well to serve the District.

Following review and discussion, Director Buentello moved to approve the proposal from Teel in the amount of \$3,000.00 for appraisal of the 1.6 acre-site located off Kieth Harrow Boulevard, in connection to the potential construction of an additional water well to serve the District. Director Hronas seconded the motion, which passed unanimously.

ANNUAL REVIEW AND REPORT ON IDENTITY THEFT PREVENTION PROGRAM

Mr. Hoffman presented the annual report on the identity theft prevention program, a copy of which is attached to the operator's report. He stated that there were no identity theft problems during the reporting period and there are no recommendations for revision of the program.

Following review and discussion, Director Hronas moved to accept the annual report on the identity theft prevention program. Director Dean seconded the motion, which passed unanimously.

APPROVE CONSUMER CONFIDENCE REPORT ("CCR")

Mr. Hoffman reported that the District's drinking water is regulated by the Texas Commission on Environmental Quality ("TCEQ") to ensure the water is meeting all of the requirements as stated in the Federal Drinking Water Standards, which also requires the District to provide a CCR to residents in the District regarding the status of the drinking water. Mr. Hoffman stated H2O is preparing the CCR for submission to the TCEQ.

Following review and discussion, Director Hronas moved to authorize H2O to submit the CCR and file the related certificate with the TCEQ, and direct that the CCR be filed appropriately and retained in the District's official records. Director Dean seconded the motion, which passed unanimously.

OPERATIONS REPORT

Mr. Hoffman discussed the recent inspection of the District's wastewater treatment plant performed by the TCEQ on March 26, 2026 and actions taken by H2O.

Mr. Hoffman discussed the biomonitoring test performed by Eurofins Biomonitoring Lab on February 24, 2026 and actions taken by H2O. The Board requested for Touchstone to move the "Protect Your Drains" article to the top of the District's website.

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 the roof of the control building at water plant no. 2. Mr. Hoffman stated H2O has received one quote from BC Inspection & Construction Services, LLC in the amount of \$23,390.00 for roof repairs to the water plant no. 2 control building. The Board requested for H2O to obtain additional quotes for the needed roof repairs to the water plant no. 2 control building.

Mr. Hoffman discussed the needed repairs for lift pump no. 3 at lift station no. 3. Mr. Hoffman stated the cost for the needed repairs will be \$13,015.00.

Mr. Hoffman reported that water accountability for the month is 111.94%.

Following review and discussion, Director Hronas moved to: (1) approve the operator's report; and (2) authorize H2O to complete the needed repairs for lift pump no.

3 at lift station no. 3 in the amount of \$13,015.00. Director Dean seconded the motion, which passed unanimously.

Mr. Hoffman discussed the District's current Rate Order and proposed changes to the District's water and sewer rates. Discussion ensued. Following review and discussion, Director Hronas moved to approve the amended Rate Order, as discussed. Director Dean seconded the motion, which passed unanimously.

Mr. Hoffman reviewed correspondence from account no. 53167-63356 requesting an adjustment to their utility bill due to a toilet leak. Discussion ensued. Following review and discussion, Director Hronas moved to deny the request from account no. 53167-63356 and authorize H2O to offer a payment plan. 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 Dean 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 Medrano seconded the motion, which carried unanimously.

WHCRWA MATTERS

There was no discussion on this agenda item.

MINUTES

The Board considered approving the minutes of the March 10, 2026 special meeting and March 18, 2026 regular meeting. Following review and discussion, Director Dean moved to approve the minutes of March 10, 2026 special meeting and March 18, 2026 regular meeting. Director Buentello seconded the motion, which passed unanimously. The Board took no action on the minutes of the March 26, 2026 special meeting.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.


Secretary, Board of Directors

(SEAL)



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