

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 167

June 18, 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 18th day of June, 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: Jeanine Johnson of the Plantation Lakes HOA; 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"); Melanie Garrett of Assessments of the Southwest, Inc. ("ASW"); Robert "Scott" Orr of Kingwood Pressuring Washing ("Kingwood"); Jennifer Abad of Municipal Accounts & Consulting, L.P. ("MAC"); 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 Sanjay Bapat and Whitney Lington of Allen Boone Humphries Robinson LLP ("ABHR").

STATEMENTS AND QUESTIONS FROM THE PUBLIC

Ms. Johnson updated the Board on Plantation Lakes matters.

SECURITY SERVICES MATTERS, INCLUDING REPORT FROM HCSO

Sergeant Mikel reported on security services in the District.

The Board requested for Touchstone to post an article regarding protecting your vehicle and personal belongings on 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 discussed the replacement of security cameras located in the District's security trailer. Mr. Shuman presented a proposal from T.I. in the amount of \$13,489.40 for the replacement of security cameras located in the District's security trailer. Following review and discussion, Director Hronas moved to approve the proposal from T.I. in the amount of \$13,489.40 for the replacement of security cameras located in the District's security trailer. Director Dean seconded the motion, which passed unanimously.

Mr. Morin updated the Board on the District splash pad.

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.

The Board requested for Touchstone to add a link to the District website for residents to report graffiti within the District.

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.

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.

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

The Board discussed the AWBD summer conference and reviewed the conference expenses submitted by directors for reimbursement. The Board also considered authorizing attendance at the AWBD winter conference. Following review and discussion, Director Hronas moved to approve reimbursement of the summer conference

expenses submitted by the directors and authorize any interested directors to attend the AWBD winter conference. Director Dean seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Garrett reviewed the monthly tax report, a copy of which is attached, reflecting that 98.2% of the District's 2024 taxes were collected as of May 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.

AUTHORIZE DELINQUENT TAX ATTORNEY TO PROCEED WITH COLLECTION

The Board considered authorizing the District's delinquent tax attorney, Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("Perdue Brandon"), to proceed with the collection of delinquent taxes owed to the District as of July 1, 2025. Following review and discussion, Director Hronas moved to authorize Perdue Brandon to proceed with the collection of delinquent taxes outstanding as of July 1, 2025. 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 items: (i) installation of kiddie cushion at District parks; (ii) installation of black mulch at District facilities; and (iii) installation of a soccer goal system at John Nimmo park.

The Board discussed the proposal van Sant presented last meeting for Phase I of clearing invasive vines at the River Knoll Park Reserve. Discussion ensued regarding ownership of the River Knoll Park Reserve and the upcoming Villages of Bear Creek Homeowners Association ("VBCHOA") meeting. The Board concurred for Director Buentello to attend the next VBCHOA meeting and speak on behalf of the District concerning the maintenance of the River Knoll Park Reserve. The Board discussed Phase II for the clearing of invasive vines at River Knoll Park Reserve and associated costs.

The Board discussed the tree line along the trail located in Villages of Bear Creek and requested for van Sant to trim the trees along the trail located in Villages of Bear Creek.

The Board discussed the electrical box located at River Knoll Park.

The Board discussed District signs located along the trail in Villages of Bear Creek.

PARK AND RECREATIONAL FACILITY MATTERS

The Board inquired about the repair of the sidewalk located at the Villages of Bear Creek.

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 sensors for detecting odors around manholes.

Ms. Sears presented three proposals from SWS for the clean out of the following storm water quality features: (i) Plantation Lakes Section 16 in the amount of \$3,450.00; (ii) Westfield Ranch in the amount of \$3,253.00; and (iii) Meadow Wood in the amount of \$3,429.00.

Following review and discussion, Director Hronas moved to approve the following proposals from SWS for the clean out of the following storm water quality features: (i) Plantation Lakes Section 16 in the amount of \$3,450.00; (ii) Westfield Ranch in the amount of \$3,253.00; and (iii) Meadow Wood in the amount of \$3,429.00. Director Dean seconded the motion, which passed unanimously.

ENGINEERING MATTERS

The Board inquired about the construction of an additional water well to serve the District and the potential location, located along Kieth Harrow Boulevard, owned by Harris County Emergency Service District No. 9. ("ESD No. 9"). Mr. Bapat stated he will be following up with ESD No. 9 to discuss the project.

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 electrical repairs for blower no. 1 located at the wastewater treatment plant. Mr. Morin presented two proposals from J.P. Morin in connection to the electrical repairs or blower no. 1 located at the wastewater treatment plant: (i) installation of a soft start blower for blower no. 1 at the wastewater treatment plant in the amount of \$22,533.56; and (ii) purchase of a spare blower pump for the wastewater treatment plant in the amount of \$14,117.85

Mr. Hoffman discussed the replacement of clarifier spray nozzles at the wastewater treatment plant.

Mr. Hoffman discussed water well no. 2 and stated Alsay Incorporated is scheduled to repair the well tension bearings for the well.

Mr. Hoffman discussed the spare lift pump at lift station no. 4. Mr. Hoffman presented two proposals from Burke's Mechanical Services, Inc. ("Burke's"): (i) repair of the spare lift pump at lift station no. 4 in the amount of \$19,782.00; and (ii) replacement of the spare lift pump at lift station no. 4 in the amount of \$35,163.00. Mr. Hoffman stated H2O will obtain two more proposals for the project and present them at the next Board meeting.

Mr. Hoffman reported that water accountability for the month is 90.68%. Mr. Hoffman discussed testing the commercial meters, in connection to the water accountability. Mr. Hoffman stated H2O recommends testing all commercial meters in the District for an estimated cost of \$6,000.00.

Following review and discussion, Director Hronas moved to: (1) approve the operator's report; (2) approve the proposal from J.P. Morin for the installation of a soft start blower for blower no. 1 at the wastewater treatment plant in the amount of \$22,533.56; (3) approve the proposal from J.P. Moring for the purchase of a spare blower pump for the wastewater treatment plant in the amount of \$14,117.85; and (4) authorize H2O to test all commercial meters in the District for an estimated cost of \$6,000.00. 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 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.

ADOPT RESOLUTION NOMINATING CANDIDATE FOR BOARD OF DIRECTOR ELECTION FOR HARRIS CENTRAL APPRAISAL DISTRICT ("HCAD")

Mr. Bapat discussed correspondence received from HCAD regarding the Board of Director election for HCAD. The Board considered adopting a Resolution Nominating a Candidate for the Board of Directors Election of the Harris Central Appraisal District. Following review and discussion, the Board concurred to take no action on this matter.

WEST HARRIS CENTRAL REGIONAL WATER AUTHORITY ("WHCRWA") MATTERS

Mr. Hoffman and Mr. Bapat discussed the Out-of-District Service Agreement between the District and WHCRWA, in relation to WHCRWA's Surface Water Supply Project. Mr. Bapat then discussed chloramine conversion in relation to the project.

MINUTES

The Board considered approving the minutes of the May 21, 2025, regular meeting. Following review and discussion, Director Hronas moved to approve the minutes of the May 21, 2025, regular meeting. Director Dean seconded the motion, which passed unanimously.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071

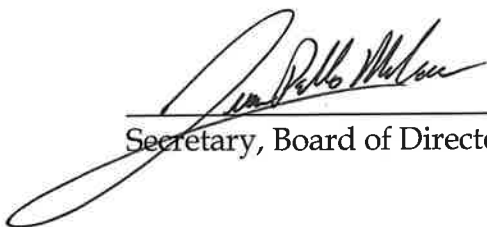
The Board did not convene in Executive Session.

The Board discussed the installation of trash cans and benches along the District's walking trails. The Board requested for J.P. Morin to bring a revised proposal to the next Board meeting for the installation of additional trash cans and benches along the District's walking trails. The Board concurred for Director Yeane and J.P. Morin to conduct a site visit to determine locations for trash cans and benches along the District's walking trails.

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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