

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 167

March 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 March, 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"); Madeline James of Assessments of the Southwest, Inc. ("ASW"); Robert "Scott" Orr of Kingwood Pressuring Washing ("Kingwood"); 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 and Victor Mondragon of Today's Integration ("T.I."); and David Oliver, 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 introduced Mr. Mondragon.

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

Mr. Shuman discussed security services for the District.

The Board discussed the relocation of the mobile camera unit. The Board requested the following items: (i) ABHR to follow up with the West Harris County Regional Water Authority ("WHCRWA") regarding placement of the District's mobile camera unit; and (ii) T.I. to place a HCSO sticker on the District's mobile camera unit.

The Board concurred for Director Hronas to serve as a contact point between the District and T.I. regarding security matters.

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

The Board inquired about the placement of a trash can along the District's walking trail located at Villages of Bear Creek. The Board requested for J.P. Morin to conduct a site visit and review placement options for a trash can along the District's walking trail located at Villages of Bear Creek.

The Board discussed the lights along the District's walking trail at River Knoll. The Board requested for J.P. Morin to conduct a site visit and replace any necessary lights along the District's walking trail at River Knoll.

GARBAGE COLLECTION AND RECYCLING MATTERS

The Board discussed the replacement of damaged trash cans in the District. The Board requested for Best Trash, LLC to attend the next Board meeting.

REPORT ON GRAFFITI REMOVAL

Mr. Orr 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.

The Board inquired about 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.

The Board discussed ownership of the electrical meter located along the District walking trail located at Villages of Bear Creek. Following review and discussion, Director Hronas moved to transfer ownership of the electrical meter located along the District walking trail located at Villages of Bear Creek from the HOA to the District.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. James reviewed the monthly tax report, a copy of which is attached, reflecting that 92.47% of the District's 2024 taxes were collected as of February 28, 2025.

Ms. James stated Perdue, Brandon, Fielder, Collins, & Mott L.L.P. will be preparing 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

The Board discussed undeveloped land in the District.

2025 BOND ELECTION MATTERS

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

The Board discussed information to be posted to the District website regarding the 2025 bond election.

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 three proposals from van Sant: (i) installation of sod on land located at water plant no. 1 in the amount of \$870.00; (ii) one time cleanup of lot located between Ricewood Village Trail and Ivy Trail Way in the amount of \$2,300.00; and (iii) on-going maintenance of lot located between Ricewood Village Trail and Ivy Trail Way in the amount of \$450.00 per visit, for two visits per month.

The Board discussed doggie bags and trashcans located at the District DogiPots. The Board requested for van Sant to conduct a site visit of the District DogiPots.

Following review and discussion, Director Hronas moved to approve the following proposals from van Sant: (i) installation of sod on land located at water plant no. 1 in the amount of \$870.00; (ii) one time cleanup of lot located between Ricewood Village Trail and Ivy Trail Way in the amount of \$2,300.00; and (iii) on-going maintenance of lot located between Ricewood Village Trail and Ivy Trail Way in the amount of \$450.00 per visit, for two visits per month. Director Dean seconded the motion, which passed unanimously.

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.

Ms. Sears presented a proposal from SWS in the amount of \$1,015.00 for repairs to a manhole located at the Ricewood Village stormwater quality unit #1.

Following review and discussion, Director Hronas moved to approve the proposal from SWS in the amount of \$1,015.00 for repairs to a manhole located at the Ricewood Village stormwater quality unit #1. 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 discussed the potential construction of an additional water well for the District and potential locations for the water well. Mr. Wempe then presented a proposal from Advanced Groundwater Solutions, LLC ("Groundwater Solutions") in the amount of \$10,000.00 for site evaluations for the potential construction of a third water well for the District.

Following review and discussion, Director Hronas moved to approve the proposal from Groundwater Solutions, in the amount of \$10,000.00, for site evaluations for the potential construction of a third water well for the District. Director Dean seconded the motion, which passed unanimously.

REVIEW EMERGENCY PREPAREDNESS PLAN ("EPP") AND AUTHORIZE FILING OF UPDATES, IF NECESSARY

Mr. Hoffman stated that the District's consultants have reviewed the District's EPP and H2O will be updating the District EPP to include comments from the consultants. Following review and discussion, Director Hronas moved to approve the District's EPP and submittal to all required entities, subject to finalization. Director Medrano seconded the motion, which passed unanimously.

REVIEW CRITICAL LOAD SPREADSHEET FOR DISTRICT FACILITIES AND AUTHORIZE ANNUAL FILING

Mr. Hoffman reviewed the Critical Load Spreadsheet for the District's facilities and stated that the District's engineer, bookkeeper, and operator have reviewed the Critical Load Spreadsheet. Following review and discussion, Director Hronas moved to authorize the annual filing of the updated Critical Load Spreadsheet and direct that the Spreadsheet 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 the coating rehabilitation of water plant no. 1 and water well no. 2. Mr. Hoffman presented the following proposals for the coating rehabilitation of water plant no. 1 and water plant no. 2: (i) Preventive Services, LP ("Preventive Services") in the amount of \$8,950.00 for the coating rehabilitation of water well no.2; (ii) Preventive Services in the amount of \$42,500.00 for the coating rehabilitation of water plant no. 1; (iii) A&H Services ("A&H") in the amount of \$51,000.00 for the coating rehabilitation of water plant no. 1 and water well no. 2; and (iv) J.P. Morin in the amount of \$12,022.00 for the coating rehabilitation of water plant no. 1 and water well no. 2. Discussion ensued.

Mr. Hoffman updated the Board on water well no. 3 at water plant no. 2 and associated repairs for the well.

Mr. Hoffman reported that water accountability for the month is 91.24%. Mr. Hoffman updated the Board on the monitoring of the two defined water service areas in the District, in connection to District water accountability.

Mr. Harmon updated the Board on fire hydrant inspections and repairs.

The Board discussed a request from account no. 53167-41266 for an adjustment to their utility bill due to excessive water usage resulting from freeze damage.

Mr. Oliver reviewed the District's requirement for the operator to prepare the water loss audit and stated that all retail public water suppliers with more than 3,300 connections are required to submit a water loss audit to the Texas Water Development Board every year.

Following review and discussion, Director Hronas moved to: (1) approve the operator's report; (2) approve the proposal from J.P. Morin in the amount of \$12,022.00 for the coating rehabilitation of water plant no. 1 and water well no. 2 ; (3) authorize H2O to prepare the District's water loss audit; and (4) deny the utility bill adjustment request from account no. 53167-41266. Director Buentello 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. The Board inquired about required deposits for utility services in the District. 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.

WHCRWA MATTERS

The Board discussed WHCRWA's Surface Water Supply project and associated dust with the project. The Board requested for AHBR to follow up with WHCRWA regarding dust associated with the Surface Water Supply project. Discussion ensued regarding other projects sponsored by the WHCRWA.

MINUTES

The Board considered approving the minutes of the February 5, 2025, special meeting and February 19, 2025, regular meeting. Following review and discussion, Director Hronas moved to approve the minutes of the February 5, 2025, special meeting and February 19, 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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