

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 167

February 18, 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 18th day of February, 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 Buentello, 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"); Robert "Scott" Orr of Kingwood Pressuring Washing ("Kingwood"); Brittany Keeswood of Assessments of the Southwest, Inc. ("ASW"); Jennifer Abad of Municipal Accounts & Consulting, L.P. ("MAC"); Sarah Valladares of Storm Water Solutions, LLC ("SWS"); Robert Wempe of Pape-Dawson Engineers, Inc. ("Pape-Dawson"); 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.

SECURITY MONITORING MATTERS

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

The Board inquired about events captured on District security cameras and notifications to the HCSO regarding the events captured on District security cameras. Discussion ensued regarding areas being monitored by District security cameras.

The Board discussed activity at River Knoll park.

The Board inquired about repairs to District property as a result of a West Harris County Regional Water Authority (“WHCRWA”) waterline project.

GARBAGE COLLECTION AND RECYCLING MATTERS

Mr. Farrar reviewed a letter from Best Trash regarding the automatic annual CPI adjustment to the service agreement pursuant to the agreement with the District, a copy of which is attached.

The Board inquired about bulk trash pick-up.

Following review and discussion, Director Hronas made a motion to approve the annual CPI adjustment for services with Best Trash. Director Yeane seconded the motion, which passed unanimously.

REPORT ON GRAFFITI REMOVAL

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

DISTRICT WEBSITE MATTERS

The Board reviewed a communications and website analytics report prepared by Touchstone District Services, 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. Ms. Abad requested approval of check no. 20947 payable to McCall Gibson Swedlund Barfoot Ellis PLLC in the amount of \$15,000.00, not included in the bookkeeper’s report.

Following review and discussion, Director Hronas moved to approve the bookkeeper’s report, checks presented, and payment of the bills, including check no. 20947. Director Dean seconded the motion, which passed unanimously.

DISCUSS AWBD WINTER CONFERENCE, REIMBURSEMENT OF ELIGIBLE EXPENSES, AND ATTENDANCE AT SUMMER CONFERENCE

The Board considered approving reimbursement to the directors for expenses incurred in attending the AWBD winter conference and authorizing attendance at the AWBD summer conference. Following review and discussion, Director Hronas moved to approve reimbursement of the eligible AWBD winter conference expenses and to

authorize attendance of Board members at the AWBD summer conference. Director Dean seconded the motion, which passed unanimously.

RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

Mr. Vaughan reviewed the various optional tax exemptions the District may offer its residents, noting that the District currently offers an exemption from ad valorem taxation of \$35,000 of the appraised value of residence homesteads of individuals who are disabled or are sixty-five years of age or older, but rejects the general homestead exemption.

The Board inquired about the number of disabled and sixty-five years of age or older residents who apply for tax exemptions in the District.

The Board then considered adopting the Resolution Concerning Exemptions From Taxation providing for the exemption from ad valorem taxation of \$35,000 of the appraised value of residence homesteads of individuals who are disabled or are sixty-five years of age or older. Following review and discussion, Director Dean moved to adopt the Resolution Concerning Exemptions From Taxation and direct that the Resolution be filed appropriately and retained in the District's official records. Director Medrano seconded the motion, which passed unanimously.

ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2026 TAX YEAR

Mr. Vaughan 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 2026 tax year.

Following review and discussion, Director Hronas moved to adopt a Resolution Regarding Development Status for 2026 Tax Year establishing the District as a Developed District for the 2026 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.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Keeswood updated the Board on ASW's acquisition of B&A Municipal Tax Service, LLC.

Ms. Keeswood reviewed the monthly tax report, a copy of which is attached, reflecting that 78.83% of the District's 2025 taxes were collected as of January 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.

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.

The Board discussed "No Dumping" signs in the District and requested for van Sant to reinstall any signs that has been knocked down.

The Board requested for van Sant to conduct a site visit at River Knoll Park to assess for any needed maintenance.

PARK AND RECREATIONAL FACILITY MATTERS

The Board inquired about the repair of the sidewalk located at the Villages of Bear Creek in connection to the Precinct 4 Call for Projects.

MAINTENANCE AND PERMITTING OF STORMWATER QUALITY FACILITIES, INCLUDING PROPOSALS FOR ADDITIONAL WORK

Ms. Valladares reviewed the stormwater quality maintenance report prepared by SWS, a copy of which is attached.

Ms. Valladares presented the following proposals from Champions for clean out of District storm water quality units: (i) Plantation Lakes, Section 14 in the amount of \$5,692.00; (ii) Plantation Lakes, Sections 6 & 7 in the amount of \$12,269.00; (iii) Plantation Lakes, Section 5 in the amount of \$9,069.00; (iv) Plantation Lakes, Section 1 in the amount of \$3,450.00; and (v) Bear Creek Glen, Unit 2 in the amount of \$3,250.00.

The Board discussed the disposal of lawn clippings and requested for Touchstone to post an article to the District's website regarding the proper disposal of lawn clippings.

Following review and discussion, Director Hronas moved to approve the following proposals from SWS to clean out District storm water quality units: (i) Plantation Lakes, Section 14 in the amount of \$5,692.00; (ii) Plantation Lakes, Sections 6 & 7 in the amount of \$12,269.00; (iii) Plantation Lakes, Section 5 in the amount of \$9,069.00; (iv) Plantation Lakes, Section 1 in the amount of \$3,450.00; and (v) Bear Creek Glen, Unit 2 in the amount of \$3,250.00. Director Dean seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Wempe reviewed the engineer's report, a copy of which is attached.

Mr. Wempe updated the Board on the sanitary sewer rehabilitation project. Mr. Wempe stated a preconstruction meeting will be held in the next two weeks. The Board inquired about locations for where the rehabilitation work would be taking place.

Mr. Wempe discussed the conversion to surface water at water plant no. 1 and water plant no. 2. Mr. Wempe requested Board approval to advertise the projects for bid.

Mr. Wempe updated the Board on bond application no. 12. Mr. Wempe discussed projects and associated costs to be included in the next bond application.

Mr. Wempe 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 ("ESD No. 9") building. Discussion ensued regarding the offer made to ESD No. 9 to purchase the 1.6 acre-site. Mr. Wempe then discussed a call he received regarding potential development on the 1.6 acre-site.

Follow review and discussion, and based on the engineer's recommendation, Director Hronas moved to: (1) approve engineer's report; and (2) authorize Pape-Dawson to advertise the surface water conversation at water plant no. 1 and water plant no. 2 for bids. 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 presented a proposal from NTS Pumps, Motors, and Controls ("NTS") for two options to repair the motor for booster pump no. 4 located at water plant no. 2: (i) \$8,400.00 for repair of the motor; and (ii) \$11,367.00 for the replacement of the motor. Discussion ensued. The Board concurred to replace the motor.

Mr. Harmon reported that water accountability for the month is 90.6%. Mr. Harmon stated H2O has been replacing no usage meters in the District.

Mr. Hoffman discussed the 12" water line crossing inspection at Greenhouse Road and Round Robin Drive and the 12" sewer force main inspection at Greenhouse Road. Mr. Hoffman stated H2O will obtain proposals for the recoating of the 12" water line and 12" sewer force main.

The Board inquired about tap line repairs in the District.

Mr. Hoffman stated the WHCRWA needs to perform a water line offset at Golden Wave Drive. Discussion ensued regarding impact on District water lines. Mr. Hoffman then discussed a proposal from Texas Hot Taps in the amount of \$74,639.40 for the installation and removal of a temporary 8" above/below ground waterline bypass. Mr. Hoffman stated H2O will submit the proposal from Texas Hot Taps to the WHCRWA. Discussion ensued.

Mr. Harmon discussed a recent inspection performed by the Texas Commission on Environmental Quality ("TCEQ") at water plant no. 1 and water plant no. 2. Mr. Harmon then discussed the needed containment facilities for the polyphosphate tanks located at water plant no. 1 and water plant no. 2, as a result of the TCEQ inspection.

Mr. Hoffman discussed the District's participation in Association of Water Board Directors ("AWBD") Water Smart Program and submittal of the Water Smart Program Application.

The Board discussed the TCEQ Tier 2 report, a copy of which is included in the operator's report.

Following review and discussion, Director Hronas moved to: (1) approve the operator's report; (2) approve the proposal from NTS for the replacement of the motor in booster pump no. 4, located at water plant no. 2, in the amount of \$11,367.00; (3) approve the proposal from Texas Hot Taps in the amount of \$74,639.40 plus applicable administrative costs from the operator, for the installation and removal of a temporary 8" above/below ground waterline bypass, contingent on WHCRWA's approval of the proposal; and (4) authorize H2O to prepare and submit the Water Smart Program Application to AWBD. Director Dean seconded the motion, which passed unanimously.

Mr. Hoffman reviewed correspondence from account no. 53167- 61784 requesting an adjustment to a utility bill due to a water line leak at the meter. Discussion ensued. Following review and discussion, Director Hronas moved to deny the request from account no. 53167-61784 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 COUNTY REGIONAL WATER AUTHORITY ("WHCRWA") MATTERS

The Board discussed the February WHCRWA meeting.

MINUTES

The Board considered approving the minutes of the January 12, 2026, special meeting, January 14, 2026, special meeting and January 21, 2026 regular meeting. Following review and discussion, Director Hronas moved to approve the minutes of the January 12, 2026, special meeting, January 14, 2026, special meeting and January 21, 2026 regular meeting. 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 concurred to discuss this agenda item at the March Board meeting.

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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