

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

Minutes of Meeting of Board of Directors

May 19, 2025

The Board of Directors (“Board”) of Harris County Municipal Utility District No. 155 (“District”) met on Monday, May 19, 2025, at Workspace Suites at 16610 Longenbaugh Drive, Houston, Texas, in accordance with the duly posted notice of the meeting, with a quorum of directors present, as follows:

Margaret K. Dawson, President

Clint Wilhelm, Secretary

Corey Manahan, Director

and the following absent:

Jim Denmon, Vice President

Barbara Scott, Director.

Also present were Ms. Debbie Arellano, tax assessor-collector; Mr. John Taylor of Municipal Operations & Consulting; Mr. John Gerdes of Texas Land Engineers, Inc.; Mr. Jorge Diaz of McLennan & Associates, LP; Mr. Joseph Smith of Michael’s Maintenance Service, LLC; and Ms. Melissa J. Parks, attorney for the District.

The President called the meeting to order and declared it open for such business as might properly come before it.

1. The Board considered the following items from the Consent Agenda:

Minutes of its meeting held April 21, 2025, which the Board unanimously approved as presented.

Tax assessor-collector’s report, copy attached, including invoices and a list of delinquent accounts. Through April 30, 2025, the District’s 2024 taxes are 97.53% collected.

Bookkeeper’s report, a copy of which is attached, as well as invoices, a schedule of investments, and investment and budget comparison reports.

After discussion, upon motion by Director Wilhelm, seconded by Director Manahan, the Board voted unanimously to approve the items on the Consent Agenda, including checks as reflected on the tax assessor’s and bookkeeper’s reports.

2. The Board opened the meeting for public comment. No comments were offered.

3. The Board considered an annual disclosure of conflicts to be made by each director. Ms. Parks distributed questionnaires for completion by the directors present, and upon

Board review of the completed forms, it noted there were no conflicts to disclose. Questionnaires will be provided to Directors Denmon and Scott for completion at the next meeting they attend.

4. John Taylor presented an operations report, copy attached. The report reflected 826 connections, including two vacancies. The regional sewage treatment plant had operated at 34% of permitted capacity during the month and without excursions. Water accountability for the month was 104%, and when limited to the area within the District's boundaries, it was 111%.

Mr. Taylor submitted a list of 29 open delinquent accounts eligible for termination of utility service for nonpayment. The operators had received no appeals from any customers, and no customers were present at the Board meeting to contest their bills. After discussion, the Board unanimously acknowledged that pursuant to provisions of the District's Rate Order, the operator will proceed with termination of utility service to accounts remaining delinquent as of the cutoff date.

Mr. Taylor presented for Board review the annual Consumer Confidence Report (CCR) for 2024. He noted it reflected no violations as well as that the District completed an inventory of its water lines and determined there are none made of lead and copper. Upon review of the CCR, the Board unanimously approved it in substantially the form presented. The Board authorized the CCR to be distributed and filed as required by law, including distribution to customers by way of a URL link and QR Code printed on a monthly bill provided before July 1.

Mr. Taylor presented a letter from Municipal Operations & Consulting (MOC) and reported that the laboratory the operators now use is Eastex Environmental. The operators formerly used North Water District Laboratory Services (NWDLS). The Board acknowledged receipt of the letter from MOC as well as a letter from NWDLS. After further discussion of operating matters, upon unanimous vote, the Board approved the operator's report as presented.

5. The Board reviewed the District's rates and charges to community connection, nonprofit, homeowner association, and irrigation consumers under its Rate Order and its Fee Schedule. After thorough review and discussion, the Board agreed that there were no issues needing to be addressed in this regard and no amendments needed to either document.

6. John Gerdes presented an engineer's report, copy attached. Mr. Gerdes discussed the capital improvements plan currently under production concerning the regional sewage treatment plant. The Board requested that Mr. Gerdes coordinate with John Taylor on this project and address regular and upcoming maintenance and major improvements. Director Manahan will also participate in this process.

Mr. Gerdes addressed the project to recoat ground storage tank no. 2 at the joint water plant. He reported that not much progress was made this month, as the contractor had an outside emergency to address, but it is now back and continuing work on the District's project. Mr. Gerdes will provide another update next month.

Mr. Gerdes addressed failure of the storm overflow structure at Crossfield Drive near Miller's Way. At previous meetings, Mr. Gerdes has reported on his communications to

Harris County Precinct 3, including his provision of three cost estimates for responding to the failure. As the Precinct still has not responded, but the matter needs to be addressed, Mr. Gerdes reported he had solicited proposals for installation of a pipe parallel to and equal in diameter to the 40-inch pipe now in place. The low proposal was submitted by GR Construction in the amount of \$148,968.75. The Board discussed this maintenance and repair project, and thereafter unanimously agreed to award the contract to GR Construction, based on the engineer's recommendation.

Mr. Gerdes discussed installation of a fence at the District's lift station on Longenbaugh. He presented a proposal from JAK Services in the amount of \$19,474 for the work and discussed it with the Board. The Board requested details of the location of the fence and gate, which Mr. Gerdes agreed to provide next month. The Board delayed further action on this matter until then.

Mr. Gerdes discussed the condition of District fire hydrants, noting he had obtained a proposal of \$167.50 each to blast and paint the hydrants. Mr. Taylor stated he is also in the process of obtaining proposals for this work. The Board agreed to consider the matter next month upon review of all such proposals. Finally, the Board inquired as to the status of installation by CenterPoint of streetlights on Queenston. Mr. Gerdes will have two engineers in his office contact Director Dawson to discuss moving forward with this project. After further discussion of engineering matters, upon unanimous vote, the Board approved the engineer's report as presented.

7. The Board discussed the May, 2026 expiration of the District's contract with Harris County MUDs No. 156, No. 172 and No. 173 for financing, construction & operation of regional sewage treatment plant facilities. The Board discussed the logistics concerning the upcoming expiration and agreed to further consider the matter in the near future.

8. Joseph Smith of Michael's Maintenance Service LLC addressed the Board to discuss the status of landscape maintenance at District facilities. He presented a written report, copy attached, and reviewed it with the Board. He described work done during the month and discussed additional areas to be mowed and maintained. Mr. Gerdes will prepare an exhibit showing these areas, and Ms. Parks noted that she will place an item on the June meeting agenda for amendment of the landscaping contract to address the additional areas.

9. The Board discussed matters relating to funds transfers and cybersecurity. Ms. Parks reported two recent incidents involving Texas water districts losing funds via wire fraud issues and business email compromise. Mr. Diaz addressed the subject and described various protocols used at his office to prevent such incidents. It was noted that the District's operator and tax assessor-collector also handle and transfer District funds. Ms. Parks stated that the District currently does not carry cyber liability coverage, so the attorneys had obtained a proposal for such coverage for the District with three options at different policy aggregate limits. The District's operator and bookkeeper indicated that their firms both carry such coverage. After discussion, the Board requested that these consultants, as well as the tax assessor-collector, provide details on their cyber coverage. It tabled consideration at this time of the proposals for District coverage and requested that the District's insurance agent attend a Board meeting to provide further details.

10. The Board discussed engagement of certified public accountants to audit the District's books and records for its fiscal year ending August 31, 2025. As discussed last month,

Ms. Parks reported that the attorneys had since requested proposals from three accounting firms, and obtained two: from McCall Gibson Swedlund Barfoot Ellis, PLLC, and McGrath & Co. PLLC. The Board reviewed and discussed the proposals, and thereafter, upon unanimous vote, agreed to accept the proposal of McGrath & Co. PLLC. The Board also authorized Director Dawson to execute documents as necessary to afford the new auditor with access to District records at Forvis Mazars.

There being no further business to come before the Board, the meeting was adjourned.

Secretary