

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 166  
NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the above captioned District will hold a regular meeting at **1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas**, said address being a meeting place of the District.

**The meeting will be held on Friday, September 19, 2025, at 12:00 Noon.**

The Board shall consider and discuss the following matters and take any action appropriate with respect to such matters:

1. Public Comments;
2. Approval of minutes of the August 15, 2025, Board of Directors meeting;
3. Removal of Director from the Board pursuant to Texas Water Code §49.052(g), including adoption of Resolution thereof and authorizing notice to removed director;
4. Consider appointment of director to fill vacancy on the Board of Directors, including:
  - (i) Acceptance of Qualification Statement, Bond, Oath of Office, Affidavit of Current Director, and Election Not to Disclose Certain Information;
  - (ii) Reorganization of the Board of Directors;
  - (iii) Approval of District Registration Form;
  - (iv) Authorize update of the local government officers list in connection with conflict of interest disclosure requirements;
  - (v) Discuss training requirements memorandum for Director pursuant to the Texas Open Meetings Act and the Texas Public Information Act, and the procedures for compliance with same; and
  - (vi) Discuss conflicts disclosure statement reporting requirements memorandum;
5. Tax Assessor-Collector Report, including reviewing the status of delinquent tax accounts, authorizing the payment of invoices presented, approving tax refunds, and approving moving of accounts to the uncollectible roll;
6. Report and legal action taken by the District's delinquent tax collections attorney, including authorizing foreclosure proceedings, installment agreements, and the filing of proofs of claim;
7. Receive the Financial Advisor's recommendation concerning the District's proposed 2025 tax rate, determine intended tax rate, and authorize:
  - (i) The required notice that the Board will consider adoption of a tax rate; and
  - (ii) The means of providing such notice;

8. Bookkeeper's Report, including financial and investment reports, including authorizing the payment of invoices presented; approval of operating budget for fiscal year ending September 30, 2026;
9. Engineer's Report, including:
  - (i) Authorizing the design and/or advertisement for bids for the construction of facilities within the District, authorizing acceptance of TEC Form 1295, and approving of related storm water plans, including:
    - (a) Review and approval of any Storm Water Pollution Prevention Plans or Storm Water Quality Management Plans related to construction within or on behalf of the District, and the execution of any documentation in connection therewith;
  - (ii) Award of construction contracts or concurrence of award of contracts for construction of facilities within the District, and acceptance of TEC Form 1295, and approval of any related storm water permits;
  - (iii) Status of construction of facilities to serve land within the District, including the approval of any change orders, and authorize acceptance of TEC Form 1295, as applicable;
  - (iv) Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District, and acceptance of facilities for operation and maintenance purposes;
  - (v) Status of street and storm sewer acceptance by Harris County;
  - (vi) Status of installation of fencing at District facilities (Storm Maintenance and Monitoring, Inc.);
  - (vii) Status of installation of generator at Joint Water Plant No. 2;
  - (viii) Status of Wastewater Treatment Plant Rehabilitation Project by Northwest Harris County Municipal Utility District No. 16; and
  - (ix) Proposal for installation of monuments on District boundary near Wastewater Treatment Plant;
10. Issuance of utility commitment(s);
11. Detention and Drainage Facilities Report (Storm Maintenance and Monitoring, Inc.);
12. Operator's Report, including:
  - (i) Repair and maintenance of facilities;
  - (ii) Compliance with permits;
  - (iii) Appeals of District charges; and
  - (iv) Refer accounts for collection and write-off of uncollectible accounts;
13. Amendment of Rate Order in connection with annual CPI increase in rate for solid waste recycling collection and disposal services provided by Republic;
14. Report by Republic Services, Inc. concerning solid waste collection and recycling activities within the District; consider proposal for automated side load service;
15. Developers' reports;

16. Attorney's Report;
17. Convene Executive Session pursuant to Open Meetings Act, Texas Government Code, Section 551.071 (consultation with attorney regarding pending or threatened litigation and/or matters protected by attorney-client privilege) and/or Section 551.072 (discussion regarding acquisition of interests in real property);
18. Reconvene in Open Session and authorize any action resulting from matters discussed in Closed Session; and
19. Consideration of matters for possible placement on future agendas.



SCHWARTZ, PAGE & HARDING, L.L.P.

By: \_\_\_\_\_

Cullen Richardson

Attorneys for the District

*Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (713) 623-4531 at least three business days prior to the meeting so that appropriate arrangements can be made.*

# Exhibit A

## Proposed Budget

HC MUD 166- Fiscal Year Ending 09/2026

	Nine Month Actuals 10/24 - 06/25	Twelve Months Annualized FYE 09/25	Approved 2025 Budget	Proposed 2026 Budget
<b>Revenues</b>				
14101 · Water -Customer Service Revenue	\$209,472	\$278,472	\$281,900	\$281,300
14102 · WHCRWA Revenue	319,716	439,716	434,362	444,100
14105 · Connection Fees	3,681	4,908	6,900	5,000
14201 · Wastewater-Customer Service Rev	405,551	540,734	545,000	557,000
14203 · Grease Trap	3,240	4,320	4,300	4,400
14301 · Maintenance Tax Collections	1,098,516	1,101,998	1,095,329	1,011,197
14401 · COH Sales Tax Rebate	89,445	114,445	115,400	115,600
14702 · Penalties & Interest	30,355	40,474	38,200	40,900
14801 · Interest Earned on Checking	355	473	50	500
14802 · Interest Earned on Temp. Invest	144,937	193,249	175,500	181,800
<b>Total Revenues</b>	<b>\$2,305,268</b>	<b>\$2,718,790</b>	<b>\$2,696,941</b>	<b>\$2,641,797</b>
<b>Expenditures</b>				
16101 · Billing Service Fees - Water	\$35,087	\$46,782	\$47,600	\$48,200
16103 · Bulk Water Purchase	65,803	98,705	77,498	88,415
16105 · Maintenance & Repairs - Water	68,647	91,530	91,800	94,300
16108 · Laboratory Expense - Water	33,050	44,066	44,600	45,400
16110 · JWP Generator	12,440	18,661	18,700	18,700
16111 · Reconnections	5,358	7,144	2,100	7,400
16113 · Service Account Collection	17,843	23,791	26,200	24,500
16116 · Permit Expense - Water	2,279	2,279	3,600	2,300
16117 · TCEQ Regulatory Expense - Water	561	3,000	2,000	4,200
16118 · WHCRWA - Assessment Fee	328,296	488,296	434,362	459,232
16201 · Billing Service Fees-Wastewater	37,904	50,538	79,300	52,100
16203 · Grease Trap Inspections	4,078	5,438	3,700	5,600
16204 · Purchase Wastewater Service	31,722	42,296	45,056	39,984
16205 · Maint & Repairs - Wastewater	101,011	134,681	101,300	138,700
16206 · Chemicals - Wastewater	28,658	38,210	34,700	39,400
16207 · Laboratory Fees - Wastewater	0	0	500	0
16208 · Mowing - Wastewater	869	1,304	2,700	1,300

# Proposed Budget

HC MUD 166- Fiscal Year Ending 09/2026

	Nine Month Actuals 10/24 - 06/25	Twelve Months Annualized FYE 09/25	Approved 2025 Budget	Proposed 2026 Budget
16210 · Utilities - Wastewater	22,952	30,602	33,700	31,500
16212 · Sludge Removal	22,218	29,624	29,400	30,500
16214 · Telephone Expense - Wastewater	450	600	0	600
16216 · Permit Expense - Wastewater	1,926	1,926	0	2,300
16217 · TCEQ Regulatory Exp-Wastewater	561	3,000	2,000	4,200
16301 · Garbage Expense	217,613	290,150	284,300	296,600
16403 · Detention Pond Maintenance	11,424	15,232	13,500	15,700
16404 · Permit Expense	0	0	1,300	0
16502 · Inspection Expense	900	1,200	1,200	1,200
16703 · Legal Fees	48,183	64,243	75,000	75,000
16705 · Auditing Fees	20,000	20,000	25,000	21,500
16706 · Engineering Fees	29,198	38,931	60,000	60,000
16711 · Record Storage Fee	1,430	1,906	1,100	2,000
16712 · Bookkeeping Fees	52,877	70,502	67,000	72,600
16714 · Printing & Office Supplies	4,262	5,683	5,800	5,900
16715 · Filing Fees	133	177	200	200
16716 · Delivery Expense	64	86	700	100
16717 · Postage	120	160	200	200
16718 · Insurance & Surety Bond	25,298	25,298	25,100	26,600
16719 · AWBD Expense	465	620	5,000	600
16721 · Meeting Expense	4,083	5,444	5,300	5,600
16722 · Bank Charges	1,467	1,956	1,100	2,000
16723 · Travel Expense	213	284	700	300
16724 · Publication Expense (SB 622)	0	0	500	500
16727 · Arbitrage Fees	6,850	7,250	7,600	7,600
16729 · Consumer Confidence Report	0	0	500	0
17101 · Payroll Expenses	9,282	12,376	13,300	14,800
17102 · Payroll Administration	0	0	0	600
17103 · Payroll Tax Expenses	710	947	1,500	1,400

# Proposed Budget

HC MUD 166- Fiscal Year Ending 09/2026

	Nine Month Actuals 10/24 - 06/25	Twelve Months Annualized FYE 09/25	Approved 2025 Budget	Proposed 2026 Budget
17802 · Miscellaneous Expense	3,661	5,222	4,100	5,400
Total Expenditures	\$1,259,946	\$1,730,141	\$1,680,816	\$1,755,231
Other Revenues				
15902 · Transfer From Capital Projects	\$0	\$0	\$500,000	\$308,375
Total Other Revenues	\$0	\$0	\$500,000	\$308,375
Capital Outlay				
17902 · Capital Outlay	\$22,804	\$22,804	\$50,000	\$138,600
17903 · Capital Outlay - HC 276 JWP	22,676	22,676	273,900	222,150
17904 · Waterline Loop	0	0	162,000	162,000
18103 · Transfer to Tax	13,626	13,626	0	0
Total Capital Outlay	\$59,107	\$59,107	\$485,900	\$522,750
Net Excess Revenues <Expenditures>	\$986,216	\$929,542	\$1,030,225	\$672,191

\* Those appendix items required by Texas Water Code Section 49.057(b) are filed in the District's official records and are available upon request. Any person wishing to obtain a copy of such documents may submit a request under the Texas Public Information Act to the following address: Harris County MUD No. 166 c/o Schwartz, Page & Harding, L.L.P., 1300 Post Oak Blvd., Suite 2400, Houston, TX. 77056, (713) 623-4531.

\*\* Maintenance Tax Collections = 383,600,117 / 100 x 0.29 Tax Rate x 98% Collection Rate

Exhibit B  
Taxpayer Impact Statement

	Current Budget Fiscal Year Ending** Sep 2025	Proposed Budget Fiscal Year Ending** Sep 2026	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$796.53	\$796.53	\$796.53

\*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.29 per \$100 of assessed value. Average homestead values are determined by the county appraisal district. All estimates above were prepared utilizing the average resident homestead value as of the time that the District's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

\*\*Average tax bill estimates for the current and proposed budgets reflect those taxes necessary to fund the operation and maintenance tax revenues stated in the applicable budget.

\*\*\*This column estimates the operations and maintenance taxes to be paid on the average homestead if the proposed budget generates the same amount of operations and maintenance tax revenues as the current budget.