

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

Minutes of Meeting of Board of Directors

August 18, 2025

The Board of Directors ("Board") of Harris County Municipal Utility District No. 155 ("District") met on Monday, August 18, 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
Jim Denmon, Vice President
Clint Wilhelm, Secretary
Corey Manahan, Director

and the following absent:

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. Jeff Penney of Harris County MUD No. 156; District resident, Ms. Jackie Follett; 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 July 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 July 31, 2025, the District's 2024 taxes are 99.012% 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 Manahan, seconded by Director Denmon, 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 comments. Jackie Follett addressed the Board, stating she is a District resident who has lived in the community of Wheatstone Village Estates for approximately 10 years. She attended the meeting to learn more about the District. The directors and consultants let Ms. Follett know who to call if she has questions about District water and sewer facilities, trails, fences, or any other matter. She thanked the Board for this information and also expressed her concerns regarding the condition of certain

sidewalks in the District. The District's engineer stated he would visit the sidewalks and assess their condition. No further public comments were offered.

3. The Board considered annual budgets for the District's general operating fund, the regional sewage treatment, and the joint water plant. The bookkeepers have revised those budgets as directed by the Board at its special meeting of July 12. Upon further review of each budget, upon unanimous vote, the budgets were approved and the attached Resolutions adopting each budget were adopted. In connection with this action, the tax assessor-collector noted her office would post the adopted budgets on the internet as required under Texas Tax Code §26.18 and Texas Government Code §2051.202.

4. John Taylor presented an operations report, copy attached. The report reflected 826 connections, including five vacancies. The regional sewage treatment plant operated at 35% of permitted capacity during the month. Water accountability for the month was 98%, and when limited to the area within the District's boundaries, it was 94%.

Mr. Taylor reported there had been an E. coli excursion at the regional sewage treatment plant during the month. The operators are following up with the lab, as the effluent was clear, and the chlorine residual was fine. It is hoped that detection of this organism was a lab or collection failure. To that end, the operators have already requested a change in lab procedures, including testing only half of the sample to allow for follow-up testing in instances such as this.

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 also recommended writing off three accounts outstanding in the total amount of \$115.15. The Board unanimously authorized the recommended action.

Mr. Taylor reported that the necessary permit had been obtained and provided to the property owner's association (POA) for repair of a leak on a water line serving the POA. A contractor for the POA had since performed the work, but lines were damaged during the process. The District's operators will make the necessary repairs and invoice the POA for a portion of the cost.

Mr. Taylor reported on a water main break in the 16000 block of Wheatmill. The operators repaired the break with a clamp, but due to settling of the nearby storm sewer pipe, an effective repair would require offsetting the water line on both sides of the storm line. After discussion with both Mr. Taylor and Mr. Gerdes, the Board authorized moving forward to offset the District's line. The Board also authorized Mr. Gerdes to communicate with Harris County concerning settlement of its line.

Mr. Taylor and Mr. Gerdes discussed moving water lines serving the POA back to the islands as the POA has indicated it wants done in connection with granting an easement to the District for installation of a fence and gate at the District's lift station on Longenbaugh. The operators had prepared a quote for such work for the four affected areas (irrigation taps at Copperstone, Fieldstone North, Fieldstone South, and Millstone). All work would be completed

on interior streets, requiring minimal traffic control. The Board had expected a POA representative to attend this meeting to discuss the matter. After further discussion, the Board requested that Ms. Parks work with the District's operator and engineer to draft an agreement with the Wheatstone Village POA to address relocation of the taps and granting of the necessary easement. After further discussion of operating matters, upon unanimous vote, the Board approved the operator's report as presented.

5. John Gerdes presented an engineer's report, copy attached. He reported that a draft of the capital improvements plan for the regional sewage treatment plant had been prepared and will continue to be refined. Mr. Gerdes then discussed the project for recoating ground storage tank No. 2 at the joint water plant. The recoating is complete, and the tank has been inspected by Preventive Services Inc. The contractor has not yet presented a final pay application.

Mr. Gerdes discussed work by GR Construction/Clemente Vela Construction, LLC at the storm overflow structure at Crossfield Drive and Millers Way. This work is 95% complete, but Mr. Gerdes noted he is working with the contractor on final matters to be addressed. It appears the function of the overflow structure has been improved, but additional work is necessary.

Mr. Gerdes discussed a draft Hike and Bike Trail Agreement received from the agreement coordinator for the Harris County Flood Control District (HCFCD). Mr. Gerdes has reviewed the agreement and noted several items needing clarification or revision, including that HCFCD acknowledge and accept the existing trails and drainage improvements completed by the District in accordance with the original agreement from 2011. The Board requested Mr. Gerdes and Ms. Parks work together on all necessary revisions and present a draft for Board review prior to submission to HCFCD for further review and comment.

Mr. Gerdes discussed the painting of fire hydrants, noting he and the operator are working to obtain proposals. JAK Services has proposed a standard rate of \$167.50 per hydrant to blast the hydrants down to the metal and paint them. Director Wilhelm indicated that contrary to JAK's claim that the District has 100 fire hydrants, in fact the District has only 80 fire hydrants. After further discussion, the Board authorized proceeding under the proposal of JAK Services but will only pay the rate for the number of fire hydrants actually blasted and painted.

Mr. Gerdes discussed installation of a fence and gate at the District's lift station on Longenbaugh. In addition to the matter discussed earlier regarding the POA, Mr. Gerdes reported he had obtained a construction estimate for this work from JAK Services in the amount of \$19,473.80. The engineer has requested adjustments to this proposal to address driveway modifications and installation of a slide gate. Of course, the work cannot proceed until an easement is obtained from the POA. The engineer will continue to work with the POA in this regard and report back to the Board. After further discussion of engineering matters, upon unanimous vote, the Board approved the engineer's report as presented.

6. The Board discussed landscape maintenance at District facilities and reviewed a written report, copy attached, from Michael's Maintenance Service LLC. The District's engineer continues to update the mowing exhibit for additional areas to be mowed and maintained. The Board confirmed it does not want Michael's Maintenance to mow the entire area over which the District currently has an easement from Harris County MUD No. 172. To that end, Ms. Parks reported that she had communicated with No. 172's attorney about conveying title to this land to

the District, as discussed by No. 172 last December. That attorney will remind the No. 172 Board in August of its previous discussions on the subject, with the intention of placing an item on No. 172's September agenda for its further consideration. Further regarding landscape maintenance, the updated exhibit currently under production will be used in connection with amendment of the District's contract with Michael's Maintenance to address the additional area of maintenance.

7. The Board discussed scheduling a special meeting for the Board to consider possible uses of the District's land that is located next to the church. After discussion, the Board agreed to meet at 10:00 a.m. on September 13 to discuss this matter.

8. The Board considered its annual review of the District's Rate Order and Fee Schedule, including any items recommended for change by the District's operator. The attorneys had prepared a worksheet showing the current amount charged by the District for various actions, which the attorneys provided to the District's operator to list the operator's charges to the District for such actions. Upon review last year, the only actions for which the District did not net any revenue were for voluntary termination and restoration of water service. As these charges are so rarely imposed, the Board had previously agreed not to increase these charges to District customer. Mr. Taylor stated that the operators are currently reviewing the worksheet and will provide information for further review next month. The Board next conducted its annual review of the District's Code of Ethics and unanimously agreed that the Code of Ethics was satisfactory in its current form.

9. The Board concerned discussed pending business. There were no comments from participants in the regional waste treatment facilities and no items mentioned for placement on the next meeting agenda. There was no need to conduct an executive session.

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


Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 155
NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested parties that the Board of Directors of the captioned District will hold a public meeting at **Workspace Suites, 16517 Longenbaugh Drive, Houston, Texas 77095**. The meeting will be held at **6:00 p.m. on Monday, August 18, 2025**. The subject of the meeting is to consider and act on the following:

CONSENT AGENDA: The following items are considered routine by the Board and will be enacted by one motion if appropriate. No separate discussion will occur on these items unless a Board member or member of the public so requests, in which event, the item will be considered on the Regular Agenda.


1. Approve minutes of meeting held July 21, 2025
2. Tax assessor-collector's report and payment of invoices; delinquent accounts
3. Bookkeeper's report and payment of invoices; review & approve investment report

REGULAR AGENDA: Consideration of and action on the following items, plus any items removed from the Consent Agenda.

1. Presentation of public comments
2. Budgets for Fiscal Year Ending August 31, 2026:
 - a. Resolution Adopting Operating Budget
 - b. Resolution Adopting Operating Budget for Regional Treatment Facilities
 - c. Resolution Adopting Operating Budget for Joint Water Plant
 - d. Update Compliance Document/Website for adopted budgets
3. Operator's report; review active connections and water accountability; status of operation, maintenance, and repair of District facilities; consider customer appeals; termination of service to delinquent accounts; status of ongoing projects
4. Engineer's report:
 - a. capital improvements plans;
 - b. status of ongoing projects, including recoating inside & outside of GST No. 2 at joint water plant and addition of storm pipe at Crossfield
 - c. proposals for installation of fence at Longenbaugh lift station and acquisition of easement from Wheatstone Village POA, Inc. or Wheatstone Village HOA, Inc., as necessary;
 - d. fire hydrant recoating;
 - e. CenterPoint installation of streetlights on Queenston; and
 - f. authorize preparation of plans as appropriate; authorize advertising for bids; award contracts; review and approve contractor pay estimates and change orders; request(s) for utility commitment(s)
5. Proposed Interlocal Hike & Bike Trail Agreement with Harris County
6. Report from Michael's Maintenance; authorize repairs and maintenance; Amend contract for landscape maintenance, as necessary and appropriate
7. Schedule special meeting for September to consider use of District's tract adjacent to church

8. Annual review of Rate Order and Code of Ethics
9. Pending business, including:
 - a. discussion with other regional sewage facilities participants; and
 - b. items for placement on next meeting agenda
10. Executive Session as necessary Authorized under Texas Government Code Ann., §551.071, et seq.
11. Reconvene in Open Session and act on matters discussed in Executive Session, as necessary





Melissa J. Parks
Attorney for the District