HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 155
Minutes of Meeting of Board of Directors
September 15, 2025

The Board of Directors ("Board") of Harris County Municipal Utility District No. 155 ("District") met on Monday, September 15, 2025, at Workspace Suites at 16517 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
Barbara Scott, Director
Corey Manahan, Director

and the following absent:

None.

Also present were Ms. Debbie Arellano, tax assessor-collector; Mr. Marcus Rivera of Municipal Operations & Consulting; Mr. Juan Salamanca of Texas Land Engineers, Inc.; Mr. Jorge Diaz of McLennan & Associates, LP; Mr. Joseph Smith of Michael's Maintenance Service; 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 August 18, 2025, which the Board unanimously approved as presented.

Tax assessor-collector's report, copy attached, including invoices and a list of delinquent accounts. Through August 31, 2025, the District's 2024 taxes are 99.175% 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 Denmon and unanimously carried, the Board approved 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. No public comments were offered.

3. The Board reviewed a cash flow analysis and recommendation prepared by Ms. Leslie Cook of RBC Capital Markets, LLC, the District's financial advisor, with respect to the District's 2025 tax rate. The Board also reviewed the 2025 voter approval tax rate worksheet. Since 2023, the District has not levied a debt service tax. The financial advisor's analysis reflected that the amount of tax revenue to be expected with adoption of a maintenance tax rate of $0.65 per $100 assessed valuation was $1,477,358, at a collection rate of 97%. The Board noted that the tax

rate worksheet reflected the highest tax rate that could be set without requiring an election was $0.65697. After discussion, the Board considered the attached Resolution Finding District to be Low Tax Rate, Developed, Developing, or Developed District in a Declared Disaster Area, Calling Public Hearing on 2025 Tax Rate, and Authorizing Tax Assessor-Collector to Prepare and Publish Notice of Public Hearing. Thereafter, upon unanimous vote, the Board found that the District is a developed district and adopted the attached Resolution so stating. The Board also authorized publication of a notice of public hearing at which the Board will consider adoption of a total 2025 tax rate of $0.65 per $100 assessed valuation, consisting fully of a maintenance tax and no debt service tax. The attorney noted that after considering a proposed tax rate, the District must update the internet posting required by Tax Code §26.18 and Government Code §2051.202. Upon unanimous vote, the Board authorized posting the required materials in compliance with these laws.

4. Marcus Rivera presented an operations report, copy attached. The report reflected 826 connections, including seven vacancies. The regional sewage treatment plant operated at 36% of permitted capacity during the month. Water accountability for the month was 96%, and when limited to the area within the District's boundaries, it was 92%.

Mr. Rivera reported one water line leak was repaired last month in Wheatstone Estates. He also reported that the hydropneumatic tank was taken down last week for a five-year inspection which was conducted by Preventive Services. The operator will review this report at next month's Board meeting.

Mr. Rivera submitted a list of 38 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. Rivera also recommended writing off one closed outstanding account in the total amount of $113.28. The Board unanimously authorized the recommended action.

Mr. Rivera reported that he is awaiting all invoices for repair of a leak caused by a contractor for the Wheatstone Village Property Owners Association. Once the invoices are received, the District will forward them to the POA for payment. After further discussion of operating matters, upon motion by Director Wilhelm, seconded by Director Scott, the Board unanimously approved the operator's report as presented.

5. Juan Salamanca presented an engineer's report, copy attached. The capital improvements plan for the regional sewage treatment plant will be finalized once the Board agrees on all projects. The project for recoating ground storage tank No. 2 at the joint water plant is 100% complete, but there is still contractor equipment at the plant site. The engineers will follow up with the contractor about this. Mr. Salamanca reported that GR Construction/Clemente Vela Construction, LLC has completed work at the storm overflow structure at Crossfield Drive and Millers Way. The compression testing was successful, and the project is complete.

Regarding a Hike and Bike Trail Agreement with Harris County Flood Control District, Ms. Parks reported on her communication with Wendy Waddell of HCFCD confirming the District's continued review of the proposed agreement. Mr. Salamanca presented and reviewed three bids for replacement of the fence in Copperstone at Braemar Crescent Street and Duncansby Vale Road. This is the last work needed to repair storm-damaged fencing. The low bid was submitted by JAK Services in the amount of $72,316, and Mr. Salamanca recommended that the

Board accept this proposal. After discussion, the Board unanimously agreed to accept the proposal and directed that the contractor provide notice to the homeowners in the area before beginning the work.

Mr. Salamanca reported that the project for repainting 79 fire hydrants in the District is complete. The contractor JAK Services noted many of the hydrants were missing chains and suggested that the District's operators address this. The Board agreed and directed the operators to do this work.

Mr. Salamanca discussed installation of a fence and gate at the District's lift station on Longenbaugh. As discussed at previous meetings, the operators have prepared a cost estimate for relocation of four sprinklers at roadway islands, as desired by the Wheatstone Village Homeowners Association. Ms. Parks will work with the engineers on preparing an agreement with the HOA for the District to complete this work in exchange for the HOA granting the District an easement necessary for installation of a fence and gate and to modify the driveway. Finally, Director Dawson asked that the engineer help the District provide for installation of streetlights along Queenston for which the POA will pay the electricity service going forward. After further discussion of engineering matters, upon unanimous vote, the Board approved the engineer's report as presented.

6. Joseph Smith of Michael's Maintenance Service LLC addressed the Board to discuss landscape maintenance at District facilities. He described work performed since last month, including sprinkler repairs and cleaning up dead tree limbs which had fallen to the ground. He also briefly discussed his proposal for mowing and maintaining the areas around the sidewalks most recently installed by the District. To that end Mr. Smith agreed to work with the District's engineers on preparation of an exhibit for an amendment of the landscape maintenance contract.

7. The Board considered an annual review of District water interconnect agreements. It was noted the District is party to four such agreements, with the soonest to expire being the Emergency Water Supply Agreement with Harris County MUD No. 163. Ms. Parks noted that her office has drafted a proposed third amendment to such agreement and will contact MUD 163 about renewal. The terms of agreements with other districts extend to 2032 and beyond, so no action is necessary in that regard at this time.

8. The Board discussed pending business. There were no comments from participants in the regional waste treatment facilities, but Ms. Parks noted that the next quarterly meeting of plant participants would be held at the plant on October 13 at 10:00 a.m. Her office will send a notice to all participants and confirm attendance. Concerning items for placement on the next meeting agenda, Mr. Rivera stated that the operators would like to present an amendment to their contract with the District, as the contract was last amended two years ago. Ms. Parks agreed to include this item on the October agenda.

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, September 15, 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 August 18, 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. Review Truth in Taxation calculations and 2025 tax rate recommendation
3. Resolution (1) Finding District to be Low Tax Rate, Developed, Developing, or Developed District in a Declared Disaster Area, (2) Calling Public Hearing on 2025 Tax Rate and (3) Authorizing Tax Assessor-Collector to Prepare and Publish Notice of the Public Hearing
4. Update Compliance Document/Website for proposed tax rate
5. 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; correspondence from Texas Commission on Environmental Quality
6. Engineer's report:
   a. capital improvements plans;
   b. status of ongoing projects, including fire hydrant recoating; 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 agreement for acquisition of easement from Wheatstone Village POA, Inc. or Wheatstone Village HOA, Inc., as necessary;
   d. CenterPoint installation of streetlights on Queenston; and
   e. 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)
7. Proposed Interlocal Hike & Bike Trail Agreement with Harris County
8. Report from Michael's Maintenance; authorize repairs and maintenance; Amend contract for landscape maintenance

9. Annual review of interconnect agreements

10. Pending business, including:
    a. discussion with other regional sewage facilities participants; confirm October 13, 2025 as date for quarterly meeting of participants;
    b. matters discussed at special meeting held September 13; and
    c. items for placement on next meeting agenda

11. Executive Session as necessary Authorized under Texas Government Code Ann., §551.071, et seq.

12. Reconvene in Open Session and act on matters discussed in Executive Session, as necessary

Melissa J. Parks
Attorney for the District