

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

Minutes of Meeting of Board of Directors

October 20, 2025

The Board of Directors (“Board”) of Harris County Municipal Utility District No. 155 (“District”) met on Monday, October 20, 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

and the following absent:

Corey Manahan, Director.

Also present were Ms. Debbie Arellano, tax assessor-collector; Mr. Marcus Rivera and 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; Mr. Jeff Penney of Harris County MUD No. 156; Ms. Jackie Follet, District resident; 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 meetings held September 13 and September 15, 2025, which the Board unanimously approved as presented;

Tax assessor-collector’s report, copy attached, including invoices and a list of delinquent accounts. Through September 30, 2025, the District’s 2024 taxes are 99.199% collected; and

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 Scott 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. Jackie Follett addressed the Board about the unattractive condition of the sidewalks behind Crossfield. She also asked about District information appearing on the operator’s website. Mr. Penney had no comments.

3. The Board discussed the District's 2025 tax rate. The tax assessor-collector confirmed her office had published notice of the District's intent to hold a public hearing at this meeting and set the 2025 tax rate. The Board opened a public hearing on a proposed 2025 tax rate of up to \$0.65 per \$100 assessed valuation. There were no members of the public present expressing an interest in commenting on the rate, so the Board closed the hearing. Thereafter, the Board discussed the amount of tax to be levied and considered the attached Order adopting the District's 2025 tax rate, consisting of a maintenance tax of \$0.65 per \$100 assessed valuation. Upon motion by Director Denmon, seconded by Director Wilhelm and unanimously carried, the Board approved and authorized execution of the Order. The Board then executed an Amendment to Statement of Directors to reflect the 2025 tax rate and authorized the attorney to file the statement in the Harris County real property records. The Board also authorized updating the internet posting as required under Texas law. Finally regarding tax-related matters, Ms. Parks reported that the attorneys had mailed letters to six taxpayers demanding payment by October 27 to avoid termination of water service on November 3.

4. John Taylor presented an operations report, copy attached. The report reflected 826 connections, including nine vacancies. The regional sewage treatment plant operated at 35% of permitted capacity during the month. Water accountability was 99%, and the report reflected that accountability within the District's boundaries was 269%. This figure was artificially high because the District purchased water from Harris County MUD N0. 163 while the District's hydropneumatic tank was inspected. The operator will send the inspection report to the District's engineer once it is received.

Mr. Taylor submitted a list of 32 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 one closed outstanding account in the total amount of \$89.58. The Board unanimously authorized the recommended action.

The Board discussed belt press costs and was informed that the contractor would remove fuel surcharges from the invoicing. Mr. Taylor will gather five years' worth of belt press expenditures to determine an average monthly expense. 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. Mr. Taylor addressed the Board to request approval of amendments to the operator's contracts with the District. The amendments would increase labor rates but would not affect amounts charged to District customers. Tasks covered under the basic services charge remain the same. The proposed amendment includes an automatic annual Consumer Price Index-based rate increase beginning September 1, 2026 and only upon 30 days advance written notice. These changes would constitute the third amendment to the contracts for operation of the water plant, joint wastewater treatment plant and onsite lift stations, and District facilities. It has been two years since the operators last requested a rate increase. After discussion, upon motion by Director Wilhelm, seconded by Director Scott, the Board approved the requested amendments.

6. The Board discussed entering into an agreement with Wheatstone Village HOA Inc. for acquisition of an easement that is necessary for District installation of a fence and gate and to modify the driveway at its lift station on Longenbaugh. The operators have prepared a cost estimate for relocation of four sprinklers at roadway islands, which Ms. Parks will include in an agreement with the HOA for the District to perform in exchange for the HOA's grant of an easement.

7. John Gerdes presented an engineer's report, copy attached. Regarding the regional sewage treatment plant, the engineer is coordinating with a structural engineer about cracks in the clarifier and chlorine contact chamber. The recent meeting of plant participants had gone well. The engineer and attorney have reviewed and commented on the proposed Hike and Bike Trail Agreement with Harris County Flood Control District. They have forwarded their comments for review by the District's parks committee, after which they will send it to HCFCF. Mr. Gerdes reported that JAK Services has completed replacement and staining of the fence in Copperstone at Braemar Crescent Street and Duncansby Vale Road. Mr. Gerdes then reported on a proposed community center, noting that once he receives the survey, he will prepare a conceptual site plan for Board review. Finally, Mr. Gerdes reported on progress toward installation of streetlights along Queenston, noting initial communication and coordination with CenterPoint Energy. Director Dawson reported the property owners association has no objection to paying for electricity costs for the additional streetlights. After further discussion of engineering matters, upon motion by Director Wilhelm, seconded by Director Denmon, the Board approved the engineer's report as presented.

8. The Board discussed a proposed third amendment of the Emergency Water Interconnect Agreement with Harris County MUD No. 163. The attorneys have drafted the proposed agreement and will forward it to No. 163 for review and approval.

9. Joseph Smith of Michael's Maintenance Service LLC addressed the Board to discuss landscape maintenance at District facilities. He reported on work performed since last month and then discussed his proposal for mowing and maintaining the areas around the sidewalks most recently installed by the District. Ms. Parks reported that concerning a 3.9-acre tract owned by Harris County MUD No. 172, the Board of that district has agreed to convey the tract to the District with reservation of an easement for No. 172's existing sanitary sewer line located within the tract. No. 172 will require the District to pay all costs for this conveyance, including for preparation of a description of said easement. The Board agreed to this requirement. Concerning the additional areas to be maintained by Mr. Smith, Mr. Gerdes will prepare an exhibit identifying them. Next month the Board will consider amendment of the landscape maintenance contract for this purpose.

10. The Board took note of the intent of the Association of Water Board Directors to conduct an election to approve amendment of the organization's bylaws. Ms. Parks will forward a summary of the proposed amendments to the directors for their review and information. Director Dawson is the District's AWBD voting representative.

11. The Board considered renewal of the District's insurance policies and reviewed a summary comparing current premiums to those proposed for renewal. After discussion

of the proposed policies and premiums, the Board agreed unanimously to renew the insurance coverages in accordance with the proposal received from the McDonald Wessendorff agency.

12. The Board discussed pending business. Ms. Parks has compiled invoices from the District's operator and engineer for repair of damages caused to District facilities by a contractor for the Wheatstone Village POA. She recently emailed them to the POA's management company for payment. Mr. Gerdes and Mr. Taylor reported on their recent meeting with a subcontractor for Ezee Fiber. This entity has not yet provided the District with a copy of its insurance certificate or Harris County permit.

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

Secretary