

## **HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 166**

### **Minutes of Meeting of Board of Directors**

**October 17, 2025**

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 166 (the "District") met in regular session, open to the public on October 17, 2025, in accordance with the duly posted Notice of Public Meeting, and the roll was called of the duly constituted officers and members of the Board, as follows:

Thomas C. Knickerbocker, President

Nano Cox, Vice President

Bill Grzanka, Secretary

Lisa Mendel, Assistant Secretary

Goldie Golden, Assistant Secretary

all of whom were present at the meeting with the exception of Directors Grzanka and Golden, thus constituting a quorum.

Also attending the meeting were Raquel Garcia of Inframark, LLC ("Inframark"); Odett Newman of Bob Leared Interests, Inc. ("BLI"); Putri Tesalonika of Municipal Accounts & Consulting, L.P. ("MAC"); Eve Blakemore of IDS Engineering Group ("IDS"); and John Eichelberger and Kris Eddlemon of Schwartz, Page & Harding, L.L.P. ("SPH").

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

### **PUBLIC COMMENTS**

The Board began by opening the meeting for public comments. There were no comments from the public at this time.

### **MINUTES**

The Board considered the minutes of its meeting held on September 29, 2025. After discussion, Director Mendel moved that the minutes of the September 29, 2025, Board meeting be approved, as written. Director Cox seconded the motion, which unanimously carried.

### **TAX ASSESSOR-COLLECTOR'S REPORT**

Ms. Newman presented to and reviewed with the Board the Tax Assessor-Collector's Report for the month of September 2025, including the disbursements presented therein for payment from the District's tax account. A copy of the report is attached hereto as **Exhibit A**. After discussion, Director Mendel moved that the Tax Assessor-Collector's Report be approved and that the disbursements identified in the report be authorized for payment from the District's tax account. Director Knickerbocker seconded said motion, which unanimously carried.

## **DELINQUENT TAX COLLECTIONS ATTORNEYS' REPORT**

Mr. Eichelberger next presented the Delinquent Tax Report dated October 17, 2025, from Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("Perdue"), a copy of which is attached as **Exhibit B**. A discussion ensued regarding the accounts eligible for termination of water service for non-payment of taxes identified in the report. Following discussion, Director Knickerbocker moved that Perdue be authorized to coordinate with the District's Operator to terminate water service to the accounts recommended in the report, with the exception of account numbers 2388494 and 2273154, if such accounts remain delinquent following additional notice. Director Mendel seconded the motion, which unanimously carried.

## **AUTHORIZE PREPARATION AND FILING OF INITIAL LOCAL GOVERNMENT BOND, TAX, AND PROJECT REPORT**

Mr. Eichelberger next advised the Board that, pursuant to Chapter 403, Texas Government Code, as amended by H. B. 103 in the 89<sup>th</sup> Regular Legislative Session, every taxing unit that currently levies a tax, including the District, must annually submit a tax rate and bond authorization and issuance report to the Comptroller of Public Accounts (the "Comptroller") for inclusion in the Comptroller's Local Government, Bond, Tax, and Project Database. He stated that the initial report will include historical tax rate and bond election and issuance information for the District for the previous ten year period and must be submitted by January 1, 2026. Following discussion, Director Knickerbocker moved that the District's consultants be authorized to prepare the report, and that SPH be authorized to submit same to the Comptroller on the District's behalf. Director Mendel seconded the motion, which carried unanimously.

## **PUBLIC HEARING REGARDING ADOPTION OF THE DISTRICT'S 2025 TAX RATE AND LEVY OF THE DISTRICT'S 2025 TAX RATE**

The Board conducted a public hearing regarding the imposition of a proposed debt service tax rate and a maintenance tax rate for 2025. It was noted that no District taxpayer appeared at the hearing; therefore, the hearing was closed.

The Board then discussed the setting of the 2025 tax rate. Ms. Newman confirmed that the notice had been published in the *Katy Rancher*, a copy of which is included in **Exhibit A**, in accordance with all legal requirements and as directed by the Board at its previous meeting. After discussion on the matter, Director Cox moved that: (i) the Board adopt the tax rate as proposed at the District's September 29, 2025, meeting and as reflected in the notice, being a 2025 debt service tax rate of \$0.28 per \$100 of valuation and a 2025 maintenance tax rate of \$0.29 per \$100 of valuation, resulting in a total 2025 tax rate of \$0.57 per \$100 of valuation; and (iii) the Order Levying Taxes attached hereto as **Exhibit C** be adopted in connection therewith and that the President be authorized to execute and the Assistant Secretary to attest same on behalf of the Board and the District. Director Knickerbocker seconded said motion, which carried unanimously.

## **AMENDMENT TO THE AMENDED AND RESTATED DISTRICT INFORMATION FORM**

Mr. Eichelberger presented to and discussed with the Board an Amendment to the Amended and Restated District Information Form ("DIF") relative to the District's 2025 tax rate. After discussion, Director Cox moved that the amended DIF be approved, that a majority of Board members be authorized to execute same on behalf of the Board and the District, and that all Board members present join in the filing of the amended DIF, as evidenced by a majority of Board members executing same. Director Mendel seconded the motion, which carried unanimously.

## **RESOLUTION AUTHORIZING USE OF SURPLUS CONSTRUCTION FUNDS AND INTEREST ON CONSTRUCTION FUNDS**

The Board next considered adoption of a Resolution Authorizing Use of Surplus Construction Funds and Interest Earned on Construction Funds (the "Resolution") in connection with replacement of the perimeter fence at the Wastewater Treatment Plant. Following discussion, Director Knickerbocker moved that the Board adopt the Resolution, attached hereto as **Exhibit D**, and that the President be authorized to execute same on behalf of the Board and the District. Director Mendel seconded the motion, which unanimously carried.

## **BOOKKEEPER'S REPORT**

Ms. Tesalonika then presented to and reviewed with the Board the Bookkeeper's Report dated October 17, 2025, including the disbursements presented for payment. A copy of the report is attached hereto as **Exhibit E**. Following discussion, it was moved by Director Cox that (i) the Bookkeeper's Report be approved, and (ii) the disbursements identified in the report be approved for payment, with the exception of check no. 7973, which was voided. Director Mendel seconded the motion, which unanimously carried.

## **COMPLIANCE WITH TEXAS GOVERNMENT CODE, CHAPTER 2265, RELATIVE TO ENERGY REPORTING**

The Board next considered the status of compliance by the District with Texas Government Code, Chapter 2265, relative to energy reporting requirements. In connection therewith, Mr. Eichelberger advised the Board that governmental entities, including the District, are required to prepare an annual report of its metered usage of electricity and the aggregate costs for same. Ms. Tesalonika then presented to and reviewed with the Board an annual report provided by Usource, a copy of which is attached to the Bookkeeper's Report (**Exhibit E**), summarizing the District's electricity usage and costs. Mr. Eichelberger noted that said report satisfies the statutory reporting requirement, and no further action is required by the District.

## **CLIENT SERVICES AGREEMENT WITH HR&P, INC. ("HR&P")**

Ms. Tesalonika next presented to and reviewed with the Board a Client Services Agreement between the District and HR&P (the "HR&P Agreement"). In connection therewith, she advised that the HR&P Agreement will provide for direct deposit of Director per diems and reimbursable

expenses. Ms. Tesalonika additionally advised that there is a one-time setup fee of \$100. Following discussion, Director Mendel moved that the Board (i) approve the HR&P Agreement and authorize the President to execute same on behalf of the Board and the District, and (ii) authorize SPH to accept and acknowledge the Texas Ethics Commission Form 1295 submitted by HR&P. Director Knickerbocker seconded the motion, which unanimously carried. A copy of the HR&P Agreement is attached hereto as **Exhibit F**.

### **INVESTMENT POLICY**

The Board then considered the annual review of its Order Establishing Policy for Investment of District Funds and Appointing Investment Officer ("Investment Policy"), and the adoption of a Resolution in connection therewith. Mr. Eichelberger presented to and reviewed with the Board a memorandum prepared by SPH summarizing the proposed changes to the Investment Policy, a copy of which is attached hereto as **Exhibit G**. After discussion, Director Knickerbocker moved that the Investment Policy be affirmed, that the Resolution attached hereto as **Exhibit H** be adopted, and that the President and Assistant Secretary be authorized to execute same. Director Mendel seconded the motion, which carried unanimously.

### **ENGINEER'S REPORT**

Ms. Blakemore next presented to and reviewed with the Board the Engineer's Report prepared by IDS relative to the status of various projects within the District. A copy of the report is attached hereto as **Exhibit I**. No action was taken by the Board at this time.

### **UTILITY COMMITMENT(S)**

Mr. Eichelberger next reported that the District has not received any new requests for utility commitments.

### **DETENTION AND DRAINAGE FACILITIES REPORT**

The Board deferred review of a Detention and Drainage Facilities Report.

### **OPERATIONS AND MAINTENANCE REPORT**

Ms. Garcia presented to and reviewed with the Board the Operations Report for the month of September 2025, a copy of which is attached hereto as **Exhibit J**. She requested that Inframark be authorized to transfer six (6) delinquent accounts listed on the Operations Report totaling \$692.69 to Collections Unlimited for collection and write off two (2) accounts totaling \$1.46. After discussion on the matter, Director Knickerbocker moved that the Board authorize Inframark to transfer the six (6) accounts to Collections Unlimited for collection and write off the two (2) accounts totaling \$1.46, as recommended. Director Mendel seconded the motion, which unanimously carried.

## **REPORT BY REPUBLIC SERVICES, INC.**

The Board deferred review of a report from Republic Services, Inc.

## **DEVELOPERS' REPORT(S)**

The Board noted that no representatives of any District developers were in attendance at the meeting.

## **ATTORNEY'S REPORT**

The Board next considered the attorney's report. Mr. Eichelberger advised that he had nothing to report regarding legal matters other than those items which were previously addressed in the meeting.

## **EXECUTIVE SESSION**

The Board determined it would not be necessary to enter into Closed Session.

## **FUTURE AGENDA ITEMS**

The Board next considered items for placement on future agendas. No specific agenda items, other than routine and ongoing matters, were requested.

## **ADJOURNMENT**

There being no further business to come before the Board, upon motion made by Director Mendel, seconded by Director Knickerbocker and unanimously carried, the meeting was adjourned.



  
Secretary

## LIST OF EXHIBITS TO MINUTES

Exhibit A	Tax Assessor-Collector Report
Exhibit B	Delinquent Tax Report
Exhibit C	Order Levying Taxes
Exhibit D	Resolution Authorizing Use of Surplus Construction Funds and Interest Earned on Construction Funds
Exhibit E	Bookkeeper's Report
Exhibit F	Client Services Agreement with HR&P
Exhibit G	SPH Memorandum
Exhibit H	Resolution Regarding Review of Investment Policy
Exhibit I	Engineer's Report
Exhibit J	Operations Report