

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

Minutes of Meeting of Board of Directors  
December 19, 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 December 19, 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 Cox and Golden, thus constituting a quorum.

Also attending the meeting were Mirna Bonilla-Odums and Raquel Garcia of Inframark, LLC ("Inframark"); Odett Newman of Bob Leared Interests, Inc. ("BLI"); Putri Tesalonika and Jasamine Hines of Municipal Accounts & Consulting, L.P. ("MAC"); Eve Blakemore of IDS Engineering Group ("IDS"); Barbara Nussa of Republic Services, Inc. ("Republic"); and Cullen Richardson 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 November 21, 2025. After discussion, Director Grzanka moved that the minutes of the November 21, 2025, Board meeting be approved, as written. Director Mendel seconded the motion, which unanimously carried.

### **AUDIT REPORT**

The Board deferred approval of the audit report for fiscal year ended September 30, 2025, until the January meeting.

## **CONTINUING DISCLOSURE REPORT**

The Board deferred review of the continuing disclosure report.

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

Ms. Newman presented to and reviewed with the Board the Tax Assessor-Collector's Report for the month of November 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 Grzanka 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 Mendel seconded said motion, which unanimously carried.

## **DELINQUENT TAX COLLECTIONS ATTORNEY'S REPORT**

The Board deferred review of the delinquent tax collections attorneys' report after noting that said report is presented on a quarterly basis, and that no report had been prepared for this Board meeting.

## **BOOKKEEPER'S REPORT**

Ms. Tesalonika then presented to and reviewed with the Board the Bookkeeper's Report dated December 19, 2025, including the disbursements presented for payment. A copy of the report is attached hereto as **Exhibit B**. Following discussion, it was moved by Director Grzanka 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 nos. 8013 and 8015, which were voided. Director Mendel seconded the motion, which unanimously carried.

## **ENGINEER'S REPORT**

Ms. Blakemore next presented to and reviewed with the Board the Engineer's Report dated December 19, 2025, relative to the status of various projects within the District. A copy of the report is attached hereto as **Exhibit C**. She advised that IDS received a Notice of Public Hearing from the City of Houston (the "City"), a copy of which is included with **Exhibit C**, regarding a subdivision plat application to allow a partial replatting of Copperwood Water Plant Reserve and Kingfield Section 2. She advised that the replat includes Reserve B that is located within the District, and that IDS is investigating how the replat may impact the District. Following discussion, Director Knickerbocker moved that Ms. Blakemore be authorized to communicate with the City and/or attend the public hearing on behalf of the District, as necessary, and take any actions necessary to protect the District's interests in connection with the potential replat. Director Grzanka seconded the motion, which unanimously carried.

Ms. Blakemore next reminded the Board that there are leaks in the east clarifier located at the Wastewater Treatment Plant ("WWTP"). She advised that Inframark will review proposals to repair the leaks under the Operator's Report.

A discussion ensued regarding cleaning and televising of the District's storm sewer and sanitary sewer systems. In that regard, Ms. Blakemore presented a conceptual cost estimate in the amount of \$254,950 to clean and televise the storm sewer and sanitary sewer systems located within the District, a copy of which is included with **Exhibit C**. Following discussion, Director Knickerbocker moved that the Board approve the cost estimate provided by IDS. Director Grzanka seconded the motion, which unanimously carried. Mr. Richardson advised that an item will be included on the January agenda for the Board to consider authorizing the use of surplus construction funds for this project.

A discussion ensued regarding the potential maintenance and landscaping of the tract of land adjacent to the WWTP and the potential acquisition of easement(s) necessary therefor. Following discussion, Director Mendel moved that the District's consultants be authorized to obtain an appraisal of the easement and/or the tract, as deemed necessary. Director Grzanka seconded the motion, which unanimously carried.

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

Mr. Richardson 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 because no such report was presented.

### **OPERATOR'S REPORT**

Ms. Garcia presented to and reviewed with the Board the Operator's Report for the month of November 2025, a copy of which is attached hereto as **Exhibit D**. She presented and reviewed proposals provided by Edustrial Solutions ("Edustrial"), copies of which are included with **Exhibit D**, to repair the leaks located at the WWTP. Following discussion, Director Grzanka moved that the Board approve the proposals provided by Edustrial, as presented. Director Mendel seconded the motion, which unanimously carried.

### **WATER LOSS AUDIT**

The Board next considered authorizing the District's engineer and operator to perform a 2025 water loss audit. In connection therewith, Mr. Richardson advised that Section 16.021 of the Texas Water Code requires municipal utility districts providing potable water to members of the public to perform and file with the Texas Water Development Board ("TWDB") a water audit every five years computing the utility's most recent annual water system loss. He further reported that the audits are to account for various components of system water loss, including distribution line loss, meter inaccuracies, accounting inaccuracies, and theft. Mr. Richardson stated that the information from the audit is to be compiled by regional water planning area to be used in development of regional water plans under Texas Water Code Section 16.053. After discussion, Director Mendel moved that the District's operator and engineer be authorized to perform the 2025

water loss audit and file same with the TWDB by May 1, 2026. Director Grzanka seconded the motion, which carried unanimously.

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

Ms. Nussa presented a verbal report to the Board in connection with services provided to the District by Republic. No action was taken by the Board at this time.

### **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. Richardson reported that the District received a Memorandum from the West Harris County Regional Water Authority (the "Authority") regarding Notice of the 2026 Appointment Process for Authority Directors and submission of a 2025 Water Usage Reporting Form, a copy of which Memorandum is attached hereto as **Exhibit E**. He advised that no action is required to be taken by the District in connection with the 2026 Director appointment process, but the District is required to submit a 2025 Water Usage Reporting Form to the Authority by March 1, 2026. Mr. Richardson noted that the District's operator and engineer will complete and submit the Water Usage Reporting Form to the Authority prior to the deadline.

### **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 Grzanka, seconded by Director Mendel and unanimously carried, the meeting was adjourned.



*Bill Grzanka*  
Secretary

LIST OF EXHIBITS TO MINUTES

- Exhibit A      Tax Assessor-Collector's Report
- Exhibit B      Bookkeeper's Report
- Exhibit C      Engineer's Report
- Exhibit D      Operator's Report
- Exhibit E      Memorandum from the West Harris County Regional Water Authority