

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 155**

Minutes of Meeting of Board of Directors

November 17, 2025

The Board of Directors ("Board") of Harris County Municipal Utility District No. 155 ("District") met on Monday, November 17, 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. John Taylor of Municipal Operations & Consulting; Mr. Jorge Diaz of McLennan & Associates, LP; Mr. Joseph Smith of Michael's Maintenance Service; Mr. Jeff Penney of Harris County MUD No. 156; 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 meeting held October 20, 2025, which the Board unanimously approved as presented;

Tax assessor-collector's report, copy attached, including invoices and a list of delinquent accounts. Through October 31, 2025, the District's 2024 taxes are 99.319% collected, and the 2025 taxes are .24% through that date; 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 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. None were offered.

3. John Taylor presented an operations report, copy attached. The report reflected 826 connections, including seven vacancies. The regional sewage treatment plant operated at 33% of permitted capacity during the month. Water accountability was 98%, and when limited to within the District, accountability was 95%.

Mr. Taylor submitted a list of 40 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 confirmed that any necessary terminations will be done on December 2 in light of the upcoming Thanksgiving holiday. Mr. Taylor then recommended writing off two closed outstanding accounts in the total amount of \$281.13. The Board unanimously authorized the recommended action.

Mr. Taylor noted that as discussed last month, he had gathered 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 Denmon, the Board voted unanimously to approve the operator's report as presented.

4. In Mr. Gerdes' absence due to illness, the Board discussed the engineer's report, copy attached. Director Denmon read over the report. The Board noted that the report indicated the engineer has reviewed a report from Preventative Services regarding the regional sewage treatment plant and has integrated its findings into the capital improvements plan, which is now in the hands of Director Manahan and the operator. The monthly report also indicated the engineer had met recently with a structural engineer about the clarifier and chlorine contact chamber. An area of concern had been identified at the small plant, and there was a crack with a damp area around it at the large plant. These will be addressed in the capital improvements plan as and if necessary. The proposed Hike and Bike Trail Agreement with Harris County Flood Control District remains under review by a member of the District's parks committee, after which it will be sent to HCFCD. Director Denmon reported that the engineer had today received surveys related to various District matters, including an easement to be reserved by Harris County MUD No. 172 in connection with its pending conveyance of the 3.9-acre tract to the District; and an easement from the homeowners association necessary for District installation of a fence and gate and modification of the driveway at the Longenbaugh lift station. Finally, the report addressed progress toward installation of street lights along the YMCA side of Queenston. After further discussion of engineering matters, upon motion by Director Wilhelm, seconded by Director Scott, the Board approved the engineer's written report as presented.

5. The Board discussed entering into an agreement with Wheatstone Village HOA Inc. for acquisition of an easement, as discussed above in connection with the District's project at the Longenbaugh lift station. Ms. Parks reported she had prepared and sent a proposed letter agreement to the HOA for its information and review.

6. Joseph Smith of Michael's Maintenance Service LLC addressed the Board to discuss landscape maintenance at District facilities. Mr. Smith reported on work performed since

last month and noted he was cleaning out the triangular-shaped flower bed by the bridge. He then discussed a proposal for mowing and maintaining the areas around the sidewalks most recently installed by the District and other areas as specified on an updated exhibit. The cost for the additional work would amount to \$472 a month. Ms. Parks presented an amended landscape maintenance agreement between the District and Michael's Maintenance Service LLC addressing the additional work and cost, plus the updated exhibit. After discussion, upon motion by Director Wilhelm, seconded by Director Scott, the Board unanimously approved the contract amendment and authorized its execution.

7. The attorney confirmed that her office had completed its annual review of insurance coverage required of certain District consultants in accordance with their contracts. She discussed a summary of such review and reported that all such insurance was current with certificates on file, or the attorneys have requested a new certificate if the coverage is expired.

8. The Board discussed pending business. Ms. Parks reported that her office had sent to Harris County MUD No. 163 a proposed Third Amendment of the Emergency Water Interconnect Agreement but had not yet gotten a response beyond confirmation of receipt. The attorneys are working on a draft of a regional sewage treatment contract since the current contract will expire May 15, 2026. Regarding payment for repair of damages caused to District facilities by a contractor for the Wheatstone Village property owners association, Ms. Parks reported her conversation earlier today with the contractor Silver Sand, to whom the POA had forwarded the repair invoice. Silver Sand indicated to Ms. Parks that it did not intend to pay the invoice. Ms. Parks will contact the POA and suggest working together to collect the outstanding amount given the District's presumption that the contractor carries insurance and the POA likely got a bond for the work.

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

  
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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, November 17, 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 October 20, 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. 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
3. Agreement with Wheatstone Village HOA, Inc. for acquisition of easement for fence at Longenbaugh lift station
4. Engineer's report:
  - a. capital improvement plans;
  - b. status of ongoing projects;
  - c. CenterPoint installation of streetlights on Queenston;
  - d. exhibit for reservation of easement by No. 172 from 3.9-acre tract;
  - e. proposals for installation of fence at Longenbaugh lift station; 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. Report from Michael's Maintenance; authorize repairs and maintenance; Amend contract for landscape maintenance
6. Annual Review of Insurance Policies of Consultants
7. Pending business, including:
  - a. discussion with other regional sewage facilities participants;
  - b. proposed Hike & Bike Trail Agreement with Harris County;
  - c. Third Amendment of Emergency Water Interconnect Agreement with Harris County MUD No. 163;
  - d. Status of Regional Sewage Treatment Plant Contract expiring May 15, 2026; and
  - e. items for placement on next meeting agenda

8. Executive Session as necessary Authorized under Texas Government Code Ann., §551.071, et seq.
9. Reconvene in Open Session and act on matters discussed in Executive Session, as necessary



  
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Melissa J. Parks  
Attorney for the District