

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

Minutes of Meeting of Board of Directors

December 15, 2025

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

and the following absent:

Corey Manahan, Director.

Also present were Ms. Debbie Arellano, tax assessor-collector; Mr. Marcus Rivera of Municipal Operations & Consulting; Mr. Jorge Diaz of McLennan & Associates, LP; Mr. John Gerdes of Texas Land Engineers, Inc.; Mr. Tim Applewhite of McGrath & Co. PLLC; District resident Ms. Jackie Follette; Mr. Jeff Penney of Harris County MUD No. 156 (“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 the meeting held November 17, 2025, which the Board unanimously approved as presented;

Tax assessor-collector’s report, copy attached, including invoices and a list of delinquent accounts. Through November 30, 2025, the District’s 2024 taxes are 99.306% collected and the 2025 taxes are 3.479% 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 unanimous vote, 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. Ms. Follette indicated she attended the meeting for her general interest and to stay informed, and Mr. Penney indicated he was present on behalf of No. 156 but had no comments.

3. Marcus Rivera presented an operations report, copy attached. The report reflected 826 connections, including five vacancies. The regional sewage treatment plant operated at 34% of permitted capacity during the month. Water accountability was 96%, and when limited to within the District, accountability was 92%.

Mr. Rivera submitted a list of 43 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 confirmed that any necessary terminations will be done remaining mindful of the Christmas and New Year holidays. Mr. Rivera then recommended writing off two closed outstanding accounts in the total amount of \$165.37. The Board unanimously authorized the recommended action. After further discussion of operating matters, upon unanimous vote, the Board approved the operator's report as presented.

4. The Board discussed additional bookkeeping matters, including closure of the debt service fund account. Mr. Diaz reported the balance in the debt service fund account last month was \$14.91. The District's auditors had recommended account closure given the fact that the District no longer has outstanding bonded indebtedness. To that end, and as the amount in the account was de minimis, there was no issue with transferring it to the general fund and closing the account. After discussion, the Board unanimously authorized closure of the account. Finally, the Board discussed funds in the District's possession received from No. 156 for that district's share of costs to recoat ground storage tank No. 2. The Board will discuss disposition of these funds next month.

5. The attorney confirmed that her office would submit the annual eminent domain report required of entities such as the District which are authorized to exercise condemnation power. The report must be filed in early 2026. The District did not exercise its condemnation powers in 2025.

6. Tim Applewhite approached the Board to review the District's audit for the fiscal year ended August 31, 2025. His firm was providing an unmodified, clean opinion. He thoroughly reviewed the draft audit with the Board noting information of interest. He mentioned good gains year over year in the District's general fund account. The auditors have identified a possible issue regarding billing of joint sewage treatment plant participants in a prior year (2022). Mr. Applewhite stated that the audit could be finalized before the matter is resolved, and he will communicate with the District's bookkeeper on the matter and follow up with the Board. After further review by the Board, upon unanimous vote, the Board approved the draft audit in substantially the form presented, subject only to review and comment by the Directors and consultants, and directed the auditors to finalize and file the audit with all appropriate entities. Once finalized, the audit will also be provided to the District's tax assessor-collector for posting on the internet as required under the Texas Tax and Government codes. Further, the accountants had identified no issues with the District's investments with regard to their compliance with Chapter 2270 of the Texas Government Code.

7. The Board reviewed and unanimously approved the attached Resolution affirming the Board's annual review of the District's existing investment policy.

8. John Gerdes presented an engineer's report, copy attached. The cracks on the chlorine contact chamber at the regional sewage treatment plant had been determined cosmetic only. The larger crack at the facility can be addressed from the inside the next time it is taken down. Mr. Gerdes next reported on his preparation of an exhibit for an easement from the homeowners association for District installation of a fence and gate and a modified driveway at the Longenbaugh lift station. Mr. Gerdes has also received a survey relative to the proposed community center, and he has pulled the plans for the church next to the site to review drainage matters. Mr. Gerdes also noted he had been contacted by a person who writes grants, who indicated there are grant funds for which the District could apply to cover community center costs. Mr. Gerdes will obtain details from the grant writer.

Mr. Gerdes next discussed progress on installation of streetlights along the YMCA side of Queenston. He has obtained pricing from CenterPoint for the installation and estimates a cost between \$25,000 and \$45,000 for 11 poles. At the Board's request, he will seek information about the expected amount for the monthly electricity cost, which Director Dawson can use when communicating with Jim Messman of the property owners association (POA) on the subject. After further discussion of engineering matters, upon motion by Director Wilhelm, seconded by Director Scott and unanimously carried, the Board approved the engineer's written report as presented.

9. In the absence of Joseph Smith, the Board tabled discussion on landscape maintenance at District facilities.

10. The Board discussed pending business and noted the next quarterly meeting of regional sewage facilities participants will be held Monday, January 12, 2026. Ms. Parks indicated she intends to recommend that the participating water districts agree to a one-year extension of the regional sewage treatment contract prior to its May 15, 2026 expiration so that, once prepared, a draft of a new contract can be circulated and the District can meet with each water district participant to discuss it. Next discussed was a proposed Third Amendment of the Emergency Water Interconnect Agreement with Harris County MUD No. 163. Ms. Parks still has not gotten a response from No. 163's attorneys beyond their confirmation of receipt of the document. She will follow up with the attorneys. The proposed Hike & Bike Trail Agreement with Harris County remains under director review. Regarding payment for repair of damages caused to District facilities by Silver Sand, a contractor for the Wheatstone Village POA, Ms. Parks reported on her recent conversations with the POA's attorney about working together to collect the outstanding amount from the contractor.

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, December 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 November 17, 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. Annual report on exercise of power of Eminent Domain (due 2/1/26)
3. Additional bookkeeping matters, including closure of debt service fund account
4. Audit report for fiscal year ending August 31, 2025
5. Resolution Affirming Review of Investment Policy, Strategies and Objectives; Annual review of qualified brokers; Review of investments for compliance with Texas Government Code, Chapter 2270
6. Update compliance document/website (annual audit)
7. 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
8. Engineer's report:
 - a. capital improvement plans;
 - b. status of ongoing projects, including CenterPoint installation of streetlights on Queenston; exhibit for reservation of easement by No. 172 from 3.9-acre tract; proposals for installation of fence at Longenbaugh lift station; and
 - c. 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)
9. Report from Michael's Maintenance; authorize repairs and maintenance
10. Pending business, including:
 - a. discussion with other regional sewage facilities participants; confirm January 12, 2026 as date for quarterly meeting of 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. agreement with Wheatstone Village HOA, Inc. for acquisition of easement for Longenbaugh lift station project;
 - e. collection of repair costs from Wheatstone Village POA contractor; and
 - f. 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