

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

Minutes of Meeting of Board of Directors
January 19, 2026

The Board of Directors (“Board”) of Harris County Municipal Utility District No. 155 (“District”) met on Monday, January 19, 2026, 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
Corey Manahan, Director

and the following absent:

None.

Also present were Ms. Debbie Arellano, tax assessor-collector; Mr. John Taylor and Mr. Marcus Rivera of Municipal Operations & Consulting; Mr. Jorge Diaz of McLennan & Associates, LP; Mr. John Gerdes of Texas Land Engineers, Inc.; Mr. Joseph Smith of Michael’s Maintenance Service; 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 December 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 December 31, 2025, the District’s 2024 taxes are 99.306% collected and the 2025 taxes are 19.26% 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. There being none, the Board President moved to the next agenda item.

3. The Board discussed additional bookkeeping matters, including funds previously received from No. 156 for that district's share of costs to recoat ground storage tank No. 2. Mr. Diaz presented check No. 1535 written on the joint water plant account and payable to No. 156 in the amount of \$29,117.74. The Board noted this amount should be returned to No. 156 as the project is complete and this amount constitutes funds remaining unspent from No. 156's deposit. The Board unanimously authorized release of this check.

4. The Board discussed additional tax matters and considered adoption of a general residence homestead tax exemption. It was reported to the meeting that under the Texas Constitution, the District may by its own action exempt from ad valorem taxation up to 20% of the market value of each residence homestead owned by an adult and taxable by the District, but not producing an exemption of less than \$5,000 when such percentage is applied to a particular homestead. After discussion, upon motion duly made, seconded, and unanimously carried, the Board adopted the attached Order providing for a general homestead exemption for the year 2026 in the amount of 20% of the market value of residence homesteads.

5. The Board considered adoption of an Order calling a directors election for May 2, 2026, and upon unanimous vote, the Board adopted the Order as presented.

6. Marcus Rivera presented an operations report, copy attached. The report reflected 826 connections, including seven vacancies. The regional sewage treatment plant operated at 35% of permitted capacity during the month and without excursions. Water accountability was 98%, and when limited to within the District, accountability was 96%.

Mr. Rivera submitted a list of 15 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. The Board discussed the status of an account with a \$920.05 balance. The operator stated the meter at this account showed a leak in November, but not in December, indicating the leak had been repaired. No action was taken for this account. After further 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 then recommended writing off one closed outstanding account in the total amount of \$113.28. The Board unanimously authorized the recommended action. After further discussion of operating matters, upon motion by Director Scott, seconded by Director Denmon, the Board voted unanimously to approve the operator's report as presented.

7. The Board discussed preparation of a Risk and Resilience Assessment as required under the federal America's Water Infrastructure Act for water providers serving a population greater than 3,300. If required, such an assessment must be filed with the U.S. Environmental Protection Agency by June 30, 2026. After discussion, it appeared to the Board that the District's population is below the threshold, but the Board asked the operator to confirm, especially taking into consideration the residents of the apartment complex. The operator agreed and will let the Board know next month.

8. John Gerdes presented an engineer's report, copy attached. He addressed the recent meeting of plant participants and noted that a structural review of the joint sewage treatment plant by Stanley Spurling & Hamilton, Inc. concluded that cracks on the chlorine contact chamber will eventually need to be looked into, but it specified no time frame. Mr. Gerdes provided this report to the District's attorney and requested that she forward it to the other plant participants. Participants at the meeting also discussed extending the existing regional plant agreement for one year from the current May 15, 2026 expiration date. This would allow representatives of the District to meet individually with representatives of each participant to discuss terms for a new agreement before meeting with the participants as a group. District representatives will also meet separately with lessees of plant capacity.

Mr. Gerdes reported on preparation of exhibits for reservation of an easement by Harris County MUD No. 172 from the 3.9-acre tract that No. 172 will convey to the District, and for installation of a fence, gate, and modified driveway at the District's Longenbaugh lift station. The easement should also authorize access to the area for removal and replacement of concrete. Next, Mr. Gerdes discussed repair of pitting in a relatively new sidewalk constructed by the District. In addition, Mr. Gerdes mentioned that the District will need to reinstall the type-3 barricades that have been damaged in connection with some of the District's sidewalk projects. He will have the sidewalk contractor quote the barricade work as well but will not proceed until all sidewalk work is complete. Regarding installing streetlights along the YMCA side of Queenston Boulevard, Mr. Gerdes reported that information had been received from CenterPoint for a portion of the lights, but additional information was needed. Further, the District seeks confirmation from the property owners association about its payment of electricity costs. Apparently the POA may not be willing to pay the costs for all lights the District desires to install.

Mr. Gerdes reported he is evaluating the status of an overflow structure on Duncansby near the back of the Copperstone subdivision and will report back to the Board. Director Manahan requested that the engineer also look into the condition of the lift station walls and obtain an inspection as warranted. Regarding a proposed community center, Mr. Gerdes is still reviewing drainage matters and working on site plans. Funding for this project also needs to be addressed. After further discussion of engineering matters, upon motion by Director Manahan, seconded by Director Scott and unanimously carried, the Board approved the engineer's written report as presented.

9. Joseph Smith presented and reviewed a monthly landscape report, copy attached. Regular maintenance is on schedule and basic services have been completed. Mr. Smith stated his crews have started mowing the area next to the school. He next plans to remove dead trees in an area next to the sewage treatment plant and is considering the type of trees to install in their place. After further discussion, upon motion by Director Wilhelm, seconded by Director Denmon and unanimously carried, the Board approved Mr. Smith's report.

10. The Board considered matters related to the West Harris County Regional Water Authority. Ms. Parks reported that the District received a memorandum from the Authority in December with information on the 2026 appointment process for Authority directors and requesting completion of the 2025 water usage reporting form. The District is located within Authority Precinct 7 which does not have a director election this year. The District is required to

complete the water usage reporting form and return it to the Authority by March 1. The operators stated they will complete the form on behalf of the District. Finally, it was reiterated that in late 2025, the Authority had confirmed there would be no increase of its groundwater reduction plan or surface water fees as of January 1, 2026.

11. The Board discussed pending business. Ms. Parks reported that her office will continue to follow up with the attorneys for Harris County MUD No. 163 regarding a proposed Third Amendment of the Emergency Water Interconnect Agreement between the districts. Regarding other pending items, the proposed Hike & Bike Trail Agreement with Harris County remains under director review. Ms. Parks continues to pursue payment for repair of damages caused to District facilities by a contractor for the Wheatstone Village POA (Silversand) or its subcontractor.

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

Secretary