

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 166

Minutes of Meeting of Board of Directors

February 20, 2026

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 February 20, 2026, 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 Mendel 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"); Jasmine Hines and Kyle Cortez of Municipal Accounts & Consulting, L.P. ("MAC"); Eve Blakemore and Jason Hajduk of IDS Engineering Group ("IDS"); Loren Morales of Rathmann & Associates, L.P. ("Rathmann"); Rod Rudine of TGM Groundworks Management, Inc. ("TGM"); 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. Mr. Rudine addressed the Board and discussed services provided by TGM. He then exited the meeting.

OPERATOR'S REPORT

Ms. Garcia presented to and reviewed with the Board the Operator's Report for the month of January 2026, a copy of which is attached hereto as **Exhibit A**. No action was taken by the Board at this time.

AUTHORIZE OPERATOR TO PROVIDE INFORMATION TO DISTRICTS WHICH RECEIVED WATER FROM THE DISTRICT RELATIVE TO THE ANNUAL CONSUMER CONFIDENCE REPORT AND PREPARE THE DISTRICT'S CONSUMER CONFIDENCE REPORT FOR APPROVAL

The Board next discussed certain regulations promulgated by the United States Environmental Protection Agency and the Texas Commission on Environmental Quality relative to the annual Consumer Confidence Report (“CCR”). Mr. Richardson explained that, pursuant to such CCR regulations, the District is required (i) to provide various information regarding the District's water supply to any district which received water from the District during the prior calendar year by April 1, 2026, and (ii) to prepare and provide a copy of the District’s CCR to all District customers by July 1, 2026. After discussion on the matter, it was moved by Director Knickerbocker, seconded by Director Cox and unanimously carried, that Inframark be authorized and directed to provide certain required information to districts which received water from the District during 2025, the prior calendar year relative to the annual CCR, and to prepare a draft of the District’s CCR for the Board’s approval.

Ms. Garcia exited the meeting at this time.

MINUTES

The Board considered the minutes of its meeting held on January 16, 2026. After discussion, Director Cox moved that the minutes of the January 16, 2026, Board meeting be approved, as written. Director Grzanka seconded the motion, which unanimously carried.

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 January 2026, including the disbursements presented therein for payment from the District's tax account. A copy of the report is attached hereto as **Exhibit B**. 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 Knickerbocker seconded said motion, which unanimously carried.

RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

Mr. Richardson outlined for the Board the various tax exemptions available for the District, including the exemptions provided for by Article VIII, Section 1-b of the Texas Constitution, and Sections 11.13, 11.184 and 11.142 of the Tax Code, as amended. He advised that under said provisions, the District may provide for the exemption of up to 20% (but not less than \$5,000, if granted) of the market value of residential homestead improvements for the year 2026, and the District may also exempt residential homesteads of persons who are under a disability for purposes

of payment of disability insurance benefits under the Federal Old Age, Survivors and Disability Insurance Act, or its successor, or persons sixty-five years of age or older from ad valorem taxes levied by the District during the calendar year 2026, and, if any such exemptions are granted, they must be for not less than \$3,000 of the market value of such homesteads. Mr. Morales presented and reviewed with the Board a 2026 Exemption Analysis, a copy of which is attached hereto as **Exhibit C**. After further discussion of the matter, Director Cox moved that (i) the District grant the residential homestead exemption of 5%, but not less than \$5,000 from ad valorem taxes levied by the District during the calendar year 2026, (ii) the District grant an exemption for persons under a disability or sixty-five years of age or older in the amount of \$15,000 from ad valorem taxes levied by the District during the calendar year 2026, and (iii) the Resolution attached hereto as **Exhibit D** relative to same be approved and adopted by the Board and the District. Director Grzanka seconded said motion, which carried unanimously.

DELINQUENT TAX COLLECTIONS ATTORNEY'S REPORT

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

ADOPTION OF RESOLUTION CONCERNING DEVELOPED DISTRICT STATUS FOR 2026 TAX YEAR

Mr. Richardson next advised the Board that the procedures involved in setting a tax rate each year applicable to a particular district will depend, in part, upon whether it is determined to be a "Developed District" under Texas Water Code Section 49.23602. Mr. Richardson then reviewed with the Board a worksheet completed by IDS to assist the Board in making this determination, along with a Resolution Concerning Developed District Status for 2026 Tax Year, a copy of which is attached hereto as Exhibit E. He advised the Board that pursuant to said worksheet the District is a "Developing District." Following discussion, upon motion made by Director Knickerbocker, seconded by Director Cox and unanimously carried, the Board determined that the District shall be considered a Developing District for the 2026 Tax Year and adopted the attached Resolution.

Mr. Morales exited the meeting at this time.

BOOKKEEPER'S REPORT

Mr. Cortez then presented to and reviewed with the Board the Bookkeeper's Report dated February 20, 2026, including the disbursements presented for payment. A copy of the report is attached hereto as **Exhibit F**. 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. Director Cox seconded the motion, which unanimously carried.

Mr. Cortez additionally presented to and reviewed with the Board a Quarterly Investment Inventory Report (the "Investment Report") for the period ending December 31, 2025, a copy of which is included with **Exhibit F**. After further discussion of the Report and upon motion duly made by Director Grzanka, seconded by Director Cox and unanimously carried, the Investment

Report was approved and the District's Investment Officers were authorized to execute same on behalf of the Board and the District.

ENGINEER'S REPORT

Ms. Blakemore next presented to and reviewed with the Board the Engineer's Report dated February 20, 2026, relative to the status of various projects within the District. A copy of the report is attached hereto as **Exhibit G**. She requested authorization from the Board for IDS to advertise for bids in connection with cleaning and televising of the District's sanitary and storm sewer systems (the "Project"). Following discussion, Director Grzanka moved that the Board authorize IDS to advertise for bids for the Project. Director Cox seconded the motion, which unanimously carried.

Ms. Blakemore next requested the Board authorize IDS to renew the District's Texas Pollutant Discharge Elimination System Permit (the "TPDES Permit"). After discussion on the matter, Director Grzanka moved that the Board authorize IDS to renew the TPDES Permit, as discussed, and that the President be authorized to execute the renewal application on behalf of the Board and District. Director Cox seconded the motion, which unanimously carried.

A discussion ensued regarding the potential maintenance and landscaping of the tract of land adjacent to the Wastewater Treatment Plant and the status of the acquisition of easement(s) necessary therefor. The Board discussed engagement of a landscape architect for landscaping of said tract of land. Following discussion, Director Knickerbocker moved that SPH and IDS be authorized to request qualifications from landscape architects for review and consideration by the Board. 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.

APPROVE PREVAILING WAGE RATES FOR CONSTRUCTION PROJECTS

Mr. Richardson next presented to the Board for review and approval a Resolution Adopting Prevailing Wage Rate Scale for Construction Projects, attached hereto as **Exhibit H**. He reviewed various provisions of the Resolution with the Board. Mr. Richardson advised the Board that the District previously adopted the wage rates for Harris County, and noted that IDS is recommending that the District adopt the Department of Labor's updated wage rates for Harris County effective January 1, 2026 and discussed same in detail with the Board. After discussion and consideration of the survey and the proposed Resolution, Director Cox moved that the Board adopt the Resolution with Exhibit "A" to same reflecting the wage rates for the U.S. Department of Labor for Harris County, and that the President and Secretary be authorized to execute and attest same on behalf of the Board and the District. Director Grzanka seconded said motion, which unanimously carried.

DETENTION AND DRAINAGE FACILITIES REPORT

The Board next considered a Detention and Drainage Facilities Report from Storm Maintenance and Monitoring, Inc. ("SMM"). In that regard, Mr. Richardson distributed a report provided by SMM, a copy of which is attached hereto as **Exhibit I**. No action was taken by the Board at this time.

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.

RENEWAL OF INSURANCE COVERAGES

The Board next considered the renewal of the District's various insurance coverages expiring on March 31, 2026. In that regard, the Board discussed the proposal received from the District's current insurance provider, Arthur J. Gallagher & Co. ("AJG"). After discussion, the Board deferred action on the proposal from AJG pending confirmation of replacement cost values of the District's facilities by IDS.

ATTORNEY'S REPORT

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

EXECUTIVE SESSION

The President announced that the Board was entering into executive session pursuant to Texas Government Code Section 551.071 at 12:57 p.m., for purposes of attorney-client communications. At this time, all those present, with the exception of the Board, Ms. Blakemore, Mr. Hajduk, Mr. Richardson, and Kris Eddlemon exited the meeting. At 1:22 p.m., Ms. Blakemore and Mr. Hajduk exited the meeting.

At 1:31 p.m., the President announced that the Board would reconvene in Open Session. No action was taken by the Board at this time.

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 Knickerbocker, seconded by Director Grzanka and unanimously carried, the meeting was adjourned.



Bill Grzanka
Secretary, Board of Directors

LIST OF EXHIBITS TO MINUTES

- Exhibit A Operator's Report
- Exhibit B Tax Assessor-Collector's Report
- Exhibit C 2026 Exemption Analysis
- Exhibit D Resolution Concerning Exemptions From Taxation
- Exhibit E Resolution Concerning Developed District Status for 2026 Tax Year
- Exhibit F Bookkeeper's Report
- Exhibit G Engineer's Report
- Exhibit H Resolution Adopting Prevailing Wage Rate Scale for Construction Projects
- Exhibit I Detention and Drainage Facilities Report from Storm Maintenance and Monitoring, Inc.