

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

Minutes of Meeting of Board of Directors

April 20, 2026

The Board of Directors (“Board”) of Harris County Municipal Utility District No. 155 (“District”) met on Monday, April 20, 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 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”); District resident Ms. Jackie Follett; 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 meetings held March 16 and 23, 2026, which the Board unanimously approved as presented;

Tax assessor-collector’s report, copy attached, including invoices and a list of delinquent accounts. Through March 31, 2026, the District’s 2025 taxes were 95.86% 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 motion by Director Scott, seconded by Director Wilhelm and unanimously carried, the Board approved the items on the Consent Agenda, including checks and disbursements as reflected on the tax assessor’s and bookkeeper’s reports.

2. The Board opened the meeting for public comments. Neither Ms. Follett nor Mr. Penney had public comments to present.

3. John Taylor presented an operations report, copy attached, reflecting 826 connections, including nine vacancies. The regional sewage treatment plant operated at 34% of permitted capacity during the month and without excursions. Water accountability was 99%, and when limited to within the District, it was 97%.

Mr. Taylor submitted a list of 31 open delinquent accounts eligible for termination of utility service for nonpayment. The operators have 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 then recommended writing off two closed outstanding accounts in the total amount of \$99.27. The Board unanimously authorized the recommended action. Mr. Taylor described other operating activity that occurred during the month and thereafter, upon unanimous vote, the Board approved the operator's report as presented.

4. The Board discussed annual registration of the District's critical infrastructure, so that the facilities will be on record as those to be given priority for restoration of electric service after a hurricane or other disaster. Mr. Taylor reported that the operators have compiled the necessary emergency operation and critical load information about the District's facilities and submitted it to both CenterPoint Energy and to the pertinent state and local emergency operations agencies. He confirmed Municipal Operations & Consulting generally takes this action in January of each year.

5. Joseph Smith presented and reviewed a monthly landscape report, copy attached. Regular mowing will be completed twice each month on dates that vary based on weather conditions. Additional trash pickup is scheduled for April 25, and Mr. Smith noted that four signpost toppers would be replaced during the month. John Gerdes mentioned that the inlet protection barriers at two storm inlets needed to be cleaned, and Mr. Smith noted he would be happy to help with this. Upon motion by Director Wilhelm, seconded by Director Scott and unanimously carried, the Board approved the report as presented.

6. John Gerdes presented an engineer's report, copy attached. He reported on the quarterly meeting of joint sewage treatment plant participants held earlier this month. In coordination with the District's operator, the engineer has prepared a capital improvements plan (CIP) for this plant that also takes into account regular facilities maintenance. The Board discussed distribution of the CIP to the other plant participants in connection with preparing an agreement to replace the 1986 regional waste treatment agreement. Mr. Gerdes and the directors noted this topic had been discussed generally at last week's quarterly meeting. The Board further discussed planning for preparation of a new agreement and seeking feedback from plant participants. To that end, the Board agreed that the draft CIP should be distributed to the other district participants with a request for review and comment in 60 days. The participants should also be asked to indicate their preference of billing method: for example, to maintain but clarify the status quo for monthly invoicing of operational costs on a fixed/variable basis, and on an as-needed basis for planning and invoicing for capital expenditures based on connections served/reserved. Participants would also be welcome to describe an alternative framework(s) for billing for operating, improving,

and/or expanding the plant. Once the District receives such feedback, its Board and consultants would review it and then arrange individual initial meetings with representatives of each participant district to discuss terms and provisions for a new agreement.

Further regarding the sewage treatment plant, Mr. Gerdes reported that the structural inspection of the four onsite wet wells showed that the coating installed approximately 10 years ago is performing as intended. Mr. Gerdes intends to recommend that the Board authorize application of such a coating system at the offsite sanitary sewer lift station.

Mr. Gerdes reported he has provided exhibits for reservation of an easement by Harris County MUD No. 172 from the 3.9-acre tract that it will convey to the District. Using these descriptions, Ms. Parks will prepare a deed for No. 172 to convey the tract to the District and reserve these easements for itself. Mr. Gerdes next discussed repair of a relatively new sidewalk constructed by the District. Contractor JAK has recommended removing and replacing certain sidewalk panels; however, Mr. Gerdes recommended the District pause this project for now, noting that Harris County had recently replaced the type-three barricades in the area and as part of that project, the County may replace the sidewalk panels.

The Board discussed installation of streetlights along the YMCA-side of Queenston Boulevard. At this point, the District is waiting to proceed with installation of the lights until the Wheatstone Village Property Owners Association establishes an agreement with CenterPoint to set up and pay for electricity service for the lights. Director Dawson will further communicate with the POA in this regard.

Regarding issues with flow near an overflow structure on Duncansby near the back of the Copperstone subdivision, Mr. Gerdes is awaiting a cost estimate for the work needed to resolve the issue.

Mr. Gerdes reported completion of a description of the easement area that the District intends to obtain from Wheatstone Village Homeowners Association to allow the District to proceed with its Longenbaugh lift station project. Ms. Parks will attach the description to the access easement and forward it to the HOA for approval and execution. Mr. Gerdes noted that Harris County is requiring completion of a mitigation study in connection with its approval of plans for this project.

Mr. Gerdes addressed the proposed community center which was the subject of the Board's special meeting held March 23. Since then, Mr. Gerdes has engaged a landscape architect for assistance with this project. Finally, Jeff Penney mentioned the joint water plant and asked if a CIP had been prepared for it. Mr. Gerdes stated he would prepare and provide one. 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.

7. The Board further discussed District construction of a community center. John Gerdes stated he was in the process of obtaining quotes for insurance coverage for a center with a clubhouse and pool. The directors discussed ways to assess the desire of District residents for various proposed facilities at a community center. After discussion, the Board agreed that

District customers could be surveyed via the District's operators. After further discussion, it seemed reasonable to the Board to hold another special meeting on the subject, tentatively on Monday, June 1. In the meantime, the Directors could consider formulating survey questions for distribution to District residents.

8. The Board discussed pending business, including the status of a one-year extension of the 1986 regional waste treatment facilities contract. Since the last meeting, the boards of No. 172 and Harris County MUD No. 173 had agreed to the extension. Jeff Penney reported that the Board of No. 156 approved the extension at its meeting held April 9. Regarding collection of repair costs from the Wheatstone Village POA, its contractor Silversand, or Silversand's subcontractor R & A Directional Boring LLC for damage to a District water line, Ms. Parks reported that the attorney for Silversand had today confirmed that the subcontractor had put its carrier on notice of the District's claim. That attorney had also provided the name and contact information for the subcontractor's insurance adjuster.

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, April 20, 2026**. 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 meetings held March 16 and 23, 2026
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. Submission of Emergency Operations Information; Application for Critical Load Status
4. Report from Michael's Maintenance; authorize repairs and maintenance
5. Engineer's report:
 - a. status of ongoing projects, including:
 1. exhibit for installation of fence/driveway at Longenbaugh lift station;
 2. sidewalk repair;
 3. condition of overflow at Duncansby;
 4. CenterPoint installation of streetlights on Queenston; and
 - b. 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)
6. Methods to ascertain support for District construction of community center
7. Pending business, including:
 - a. discussion with other regional sewage facilities participants; status of agreement for one-year extension of May 15, 1986 Contract for Financing, Construction and Operation of Regional Waste Treatment Facilities;
 - b. acquisition of easement from Wheatstone Village HOA for District's Longenbaugh lift station project;
 - c. matters related to West Harris County Regional Water Authority;

- d. collection of repair costs from Wheatstone Village POA/contractor/
subcontractor;
 - e. proposed Hike & Bike Trail Agreement with Harris County; and
 - f. 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





Melissa J. Parks
Attorney for the District