

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

Minutes of Meeting of Board of Directors

May 18, 2026

The Board of Directors (“Board”) of Harris County Municipal Utility District No. 155 (“District”) met on Monday, May 18, 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. Juan Salamanca of Texas Land Engineers, Inc.; 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 meeting held April 20, 2026, which the Board unanimously approved as presented;

Tax assessor-collector’s report, copy attached, including invoices and a list of delinquent accounts. Through April 30, 2026, the District’s 2025 taxes were 96.195% 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 and disbursements as reflected on the tax assessor’s and bookkeeper’s reports.

2. The Board opened the meeting for public comments. Ms. Follett addressed the Board and reported that the Wheatstone Village Homeowners Association (HOA) has executed the easements sought by the District in connection with the District’s Longenbaugh lift station project. She also reported that in connection with the District’s project in coordination with the Wheatstone Village Property Owners Association (POA) for installation of streetlights along the

YMCA side of Queenston Boulevard, Ms. Follett had recently approached members of the POA board to make sure they are aware of and would consider participating in the project.

3. Ms. Parks mentioned that the District's investment officers are required by law to disclose annually any personal business relationships with individuals or entities offering to engage in investment transactions with the District. Investment officers Jorge Diaz and Director Manahan have been provided appropriate forms and have made their annual disclosures.

4. Ms. Parks addressed the Board about a new Texas law requiring annual director training on cybersecurity and artificial intelligence. Ms. Parks distributed to the directors a memorandum on the subject and noted the law requires completion of the initial training by August 31, 2026, and annually thereafter.

5. The Board discussed matters related to the District's cancelled May 2, 2026 election of directors. Ms. Parks presented Certificates of Election for signature by the Board President indicating that without any opposing candidates having run for office, Directors Wilhelm and Manahan were declared elected to serve additional four-year terms on the Board. These directors executed statements of elected officer, letters of qualification, and oaths of office. The Board accepted the documents, and the directors participated in the remainder of the meeting. The Board also acknowledged that these directors had completed a conflicts disclosure questionnaire, as had Directors Dawson, Denmon, and Scott. It was noted that no conflicts were disclosed, and all appears to be in order. The Board agreed there was no need to conduct an election of District officers. Ms. Parks stated the attorneys will ensure that the information required to be posted online about the District reflects the new terms of office.

6. Marcus Rivera presented an operations report, copy attached, reflecting 826 connections, including seven vacancies. The regional sewage treatment plant operated at 38% of permitted capacity during the month and without excursions. Water accountability was 97%, and when limited to within the District, it was 94%.

Mr. Rivera addressed the condition of lighting at the regional sewer plant and presented a \$7,625.28 proposal from D & D Electric Solutions for installation of new lights. The Board carefully reviewed the proposal and initially questioned the need for the work. Mr. Rivera stated the work was necessary for safety reasons, as the existing lights were not bright enough. After further discussion, the Board unanimously accepted the proposal subject to the requirement that the work be done using the wiring already in place.

Mr. Rivera reported that the compound water meter at the apartment complex within the District is not working properly. Specifically, the digital screen has become unreadable. The meter can be replaced for \$7,000. After discussion, the Board indicated it would prefer repair of the digital screen, but thereafter, unanimously approved repair or replacement at a cost not to exceed \$7,000.

Mr. Rivera submitted a list of 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 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 described other operating activity that occurred during the month and thereafter, upon motion by Director Wilhelm, seconded by Director Denmon and unanimously carried, the Board approved the operator's report as presented.

7. Mr. Rivera presented for Board review the annual Consumer Confidence Report (CCR) for 2025. He noted it reflected no violations and that the operators intend to distribute the CCR before July 1 by way of a URL link and/or a QR code printed on monthly water bills provided to District customers. Upon review of the CCR, the Board unanimously approved it in substantially the form presented and authorized its distribution and filing as required by law.

8. In the absence of Joseph Smith, the Board reviewed a monthly landscape report, copy attached, which indicated regular maintenance items scheduled for May. The report further indicated that Michael's Maintenance Service had removed plastic from protection barriers at two storm inlets and replaced two trash cans. To that end, the Board asked that Mr. Smith clarify whether trash bags or trash cans had been replaced. After further discussion of the report, upon unanimous vote, the Board approved the report.

9. In the absence of John Gerdes, Juan Salamanca presented an engineer's report, copy attached. He addressed matters in connection with the regional sewer treatment plant and noted that an inspection of the wet wells at the south lift station had shown the coating installed approximately 10 years ago was performing as intended. Nevertheless, the engineer recommends the coating be stripped, reapplied, and carried to the top of the wet wells. The engineer recommended that the work be done later in the year, closer to October or November. After discussion, the Board authorized the engineers to seek bids for such a recoating project.

Mr. Salamanca discussed reservation of an easement by Harris County MUD No. 172 from the 3.9-acre tract that it will convey to the District. Ms. Parks will prepare a deed for No. 172 to convey the tract to the District and reserve the easement for itself. A second easement would be necessary across the regional sewage treatment plant tract, and Ms. Parks will also prepare that easement conveyance. The Board noted the importance of specifying that No. 172 owns and is responsible for maintenance of its sanitary sewer line within both easements.

Regarding repair of pitted concrete in a relatively new sidewalk constructed by the District, Director Manahan stated that he and John Gerdes would visit the site to discuss actions necessary to address the issue. Regarding the installation of streetlights on Queenston Boulevard, there were presented to the Board two letter agreements with CenterPoint Energy for installation of streetlights along sidewalks on Queenston Boulevard north and south of Longenbaugh Drive. The documentation also included a form for establishment of electricity accounts for the streetlights, which accounts will be paid for each month by the Wheatstone Village POA. After discussion, the Board unanimously approved and authorized execution of these documents as appropriate by the District, and directed that Mr. Salamanca obtain the POA's signature and then forward to CenterPoint for handling. The Board also authorized payments to CenterPoint Energy for installation of each set of lights.

Mr. Salamanca addressed the proposed community center which had been the subject of the Board's special meeting held March 23. Mr. Salamanca confirmed that the engineers

had engaged a landscaping and facilities architect for assistance with this project. The engineers recommended the Board meet with the architect to further discuss the project, and thereafter, the Board agreed to hold a special workshop meeting for this purpose on June 1. After further discussion of engineering matters, upon unanimous vote, the Board approved the engineer's written report as presented.

10. The Board discussed pending business, including collection of repair costs from the Wheatstone Village POA/its contractor/subcontractor for damage to a District water line. Ms. Parks reported that she had contacted the administrator of subcontractor R & A Directional Boring LLC's insurance carrier and provided invoices showing costs incurred by the District to repair the damage, and making a claim on behalf of the District for such amount.

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, May 18, 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 meeting held April 20, 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. Review ethics letter and update by Investment Officer
3. May 2026 director election: approve certificates of election for directors declared elected; approve qualifications and accept oaths and statements of elected officials; director training requirements; Conflict of Interest disclosures; election of officers
4. Annual cybersecurity and artificial intelligence training (due by August 31, 2026)
5. Annual review of director conflict disclosures
6. 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
7. 2025 Consumer Confidence Report
8. Report from Michael's Maintenance; authorize repairs and maintenance
9. Engineer's report:
 - a. status of ongoing projects, including:
 1. regional sewage treatment plant;
 2. sidewalk repair;
 3. condition of overflow at Duncansby;
 4. rehabilitation of offsite lift station;
 5. capital improvement plan for water plant;
 6. CenterPoint installation of streetlights on Queenston;
 7. Community center: insurance quotes, action summary; 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)

10. Pending business, including:
 - a. discussion with other regional sewage facilities participants;
 - b. confirm June 1 date for next special meeting about community center;
 - c. acquisition of easement from Wheatstone Village HOA for District's Longenbaugh lift station project;
 - d. matters related to West Harris County Regional Water Authority;
 - e. collection of repair costs from Wheatstone Village POA/contractor/subcontractor;
 - f. proposed Hike & Bike Trail Agreement with Harris County; and
 - g. 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