

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, August 17, 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 July 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. Amendment of District contract with tax assessor-collector
3. Annual Review of Code of Ethics
4. Resolutions Adopting General Operating Budget, Budget for Regional Treatment Facilities, and Budget for Joint Water Plant for Fiscal Years Ending 08/31/2027
5. Update Compliance Document/Website for adopted budgets
6. Engagement of Auditor for Fiscal Year Ending 8/31/2026
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. Annual comparison of operator's rates to amounts charged under District's Fee Schedule; authorize actions as appropriate
9. Report from Michael's Maintenance; authorize repairs and maintenance
10. Engineer's report:
 - a. status of ongoing projects, including:
 1. regional sewage treatment plant;
 2. rehabilitation of offsite lift station;
 3. sidewalk repair;
 4. street lighting on Queenston Blvd.
 5. condition of overflow at Duncansby;
 6. capital improvement plan for water plant;
 7. survey questions regarding a community center; distribution of survey; 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)

11. Review first draft of new Regional Sewage Treatment Plant contract
12. Pending business, including:
 - a. discussion with other regional sewage facilities participants;
 - b. collection of repair costs from Wheatstone Village POA/contractor/subcontractor;
 - c. matters related to West Harris County Regional Water Authority;
 - d. proposed Hike & Bike Trail Agreement with Harris County
 - e. status of director cybersecurity & AI training (reporting deadline August 31, 2026); and
 - f. items for placement on next meeting agenda
13. Executive Session as necessary Authorized under Texas Government Code Ann., §551.071, et seq.
14. Reconvene in Open Session and act on matters discussed in Executive Session, as necessary



A handwritten signature in blue ink that reads "Melissa J. Parks".

Melissa J. Parks
Attorney for the District

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

Compliance with Texas Government Code Section 551.043

Pursuant to Texas Government Code § 551.043(c), a physical copy of the proposed budget has been attached to this Notice of Public Meeting.

Taxpayer Impact Statement

Below is a comparison of a property tax bill for a median-valued¹ homestead property in the District for the current fiscal year to an estimate of a property tax bill for the same property for the upcoming fiscal year if the proposed budget is adopted.

Description	Tax Bill (\$)
Property tax bill for a median-valued homestead property in District for current fiscal year	\$1,636.87
Estimated property tax bill for the same median-valued homestead property in District for upcoming fiscal year if proposed budget is adopted	\$1,636.87

Taxing units such as the District adopt their tax rates under the authority of Chapter 49, Texas Water Code and are not governed by the no-new-revenue tax rate calculations set forth in Chapter 26, Texas Tax Code. Therefore, this Taxpayer Impact Statement does not provide a comparison of property tax bills for the current fiscal year to a balanced budget funded at the no-new-revenue tax rate as calculated under Chapter 26, Texas Tax Code.

¹ While Texas Government Code § 551.043 uses the term “median-valued,” such term does not appear in the sections of Texas Tax Code Chapter 26 that are applicable to taxing units such as the District. Laws applicable to the District require its tax assessor-collector to calculate the tax rate using the “average taxable value” of homestead properties. (*Texas Water Code, Sections 49.23601, 49.23602(d) and 49.23603*) Therefore this Taxpayer Impact Statement calculates the property tax bill using such “average taxable value.”

HARRIS COUNTY MUD # 155
General Fund Budget
9/1/26 - 8/31/27
DRAFT #1

	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	TOTALS	2026 BUDGET
Revenue														
Water Revenue	4100	12,192	12,192	12,192	12,192	12,192	12,192	12,192	12,192	12,192	12,192	12,192	146,304	145,000
Reconnection Fees	4120	250	250	250	250	250	250	250	250	250	250	250	3,000	5,000
Sewer Revenue	4200	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	180,000	180,000
Grease Trap Inspec	4319	165	165	165	165	165	165	165	165	165	165	165	2,000	2,000
Maintenance Tax	4320	-	-	-	175,000	800,000	300,000	20,000	20,000	45,203	84,435	-	1,444,637	1,424,232
WHCRWA Fees	4328	31,333	31,333	31,333	31,333	31,333	31,333	31,333	31,333	31,333	31,333	31,333	376,000	384,000
Penalties	4330	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	13,000	14,400
Collection/Return Ck Fees	4333	42	42	42	42	42	42	42	42	42	42	42	500	900
Transfer Fees	4350	175	175	175	175	175	175	175	175	175	175	175	2,100	2,700
Interest Earnings	5391	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	96,000	96,000
Total Revenue		68,240	68,240	68,240	243,240	868,240	368,240	88,240	88,240	113,443	152,675	68,240	2,263,541	2,254,232
Expenses														
Payroll Administration	6200	300	300	300	300	300	300	300	300	300	300	300	3,600	3,600
Payroll Tax Expenses	6201	230	230	230	230	230	230	230	230	230	230	230	2,754	2,754
Purchase Water	6300	35,383	35,383	35,383	38,244	37,528	35,384	35,383	35,383	35,384	35,384	35,384	429,607	617,811
Purchase Sewer	6301	23,783	26,727	32,271	23,783	24,795	28,490	23,783	23,783	28,490	23,783	23,783	311,962	209,463
Director Fees	6310	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	36,000	36,000
Legal Fees - General	6320	5,583	5,583	5,583	5,583	5,583	5,583	5,583	5,583	5,583	5,583	5,583	67,000	65,000
Auditing Fees	6321	-	-	-	-	13,500	3,000	-	-	-	-	-	16,500	16,500
Engineering Fees	6322	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000	24,000
Operator Fees	6323	6,360	6,360	6,360	6,360	6,360	6,360	6,360	6,360	6,360	6,360	6,360	76,320	76,320
Lab Fees	6324	2,384	2,384	2,384	2,384	2,384	2,384	2,384	2,384	2,384	2,384	2,384	28,608	22,000
Election Expense	6325	-	-	-	-	-	-	-	-	-	-	-	-	6,000
Permit Fees	6326	-	-	-	3,180	-	-	-	-	-	-	-	3,180	3,120
Bookkeeping Fees	6333	2,800	3,300	3,300	3,600	3,404	3,800	3,300	3,300	2,800	3,300	3,800	39,504	37,500
Maintenance/Repairs	6335	23,333	23,333	23,333	23,333	23,333	23,333	23,333	23,333	23,333	23,333	23,333	280,000	280,000
Sludge & Waste Disposal	6336	567	567	567	567	567	567	567	567	567	567	567	6,800	-
Legal Notice	6338	500	-	-	-	-	-	-	-	-	-	500	1,000	1,000
Printing & Office Supplies	6340	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	35,000	42,000
Postage	6350	517	517	517	517	517	517	517	517	517	517	517	6,200	5,700
Utilities	6352	105	105	105	105	105	105	105	105	105	105	105	1,260	1,200
Insurance	6353	-	-	-	11,493	-	-	-	-	-	-	-	11,493	22,500
AWBD Expenses	6355	-	-	-	750	-	-	-	-	1,250	-	-	2,000	10,000
Rent Meeting Place	6357	80	80	80	80	80	80	80	80	80	80	80	960	960
Other Expenses	6359	158	158	158	158	158	158	158	158	158	158	158	1,900	2,400
Grease Trap Inspec	6376	167	167	167	167	167	167	167	167	167	167	167	2,000	1,200
Park Improvements	6436	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	150,000	150,000
Mowing Maintenance	6488	4,958	4,958	4,958	4,958	4,958	4,958	4,958	4,958	4,958	4,958	4,958	59,500	53,652
Overflow Structure	6489	-	-	-	-	-	-	-	-	-	-	-	-	60,000
Fence	6491	25,000	-	25,000	-	25,000	25,000	-	25,000	-	-	25,000	150,000	150,000
Off-Site Lift Station Rehab	6492	20,833	20,833	20,833	20,833	20,833	20,833	20,833	20,833	20,833	20,833	20,833	250,000	-
TCEQ Assmt Fee	7410	-	-	-	-	1,700	-	-	-	-	-	-	1,700	5,642
Total Expenses		173,458	151,402	181,946	167,042	191,919	181,666	148,458	173,458	152,666	149,709	147,959	1,998,849	1,905,782
Net Revenue/(Loss)		(105,218)	(83,162)	(113,706)	76,198	676,321	186,574	(60,218)	(85,218)	(39,223)	2,966	(79,719)	(110,907)	348,450
Beginning Cash Surplus		5,228,880	5,123,663	5,040,501	4,926,796	5,002,994	5,679,316	5,865,890	5,805,673	5,720,455	5,681,232	5,684,198	5,604,480	
Less Operating Profit/Loss		(105,218)	(83,162)	(113,706)	76,198	676,321	186,574	(60,218)	(85,218)	(39,223)	2,966	(79,719)	(110,907)	
End Cash Surplus/Deficit		5,123,663	5,040,501	4,926,796	5,002,994	5,679,316	5,865,890	5,805,673	5,720,455	5,681,232	5,684,198	5,604,480	5,493,573	

NOTES:
Assumes No New Taps
Maintenance Tax Assumes 2025 CAV OF \$ 233,949,386/100 x \$.65 @ .95%

Prepared By: McLennan & Associates, LP
1717 St James Place, Suite 500
Houston, Texas 77056
281/920-4000 Fax: 281/920-0065
Email: jdliaz@mcclennanandassoc.com
Email: dberry@mcclennanandassoc.com

Presented Draft 1:
Adopted Draft 1:

Harris County MUD # 155
Joint Water Plant
OPERATING BUDGET
9/1/26 to 8/31/27
DRAFT #1

		SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	TOTAL	FY 2026 Budget
REVENUE															
5000	HC155	35,383	35,383	35,383	38,243	37,528	35,383	35,383	35,383	35,383	35,383	35,384	35,384	429,607	617,811
5001	HC156	46,935	46,935	46,935	51,408	50,290	46,935	46,935	46,935	46,935	46,935	46,936	46,936	571,046	874,688
Total Revenue		82,318	82,318	82,318	89,651	87,818	82,318	82,318	82,318	82,318	82,318	82,320	82,320	1,000,653	1,492,499
EXPENSES															
Fixed Expenses															
6320	Legal Fees	833	833	833	833	833	833	833	833	833	833	835	835	10,000	12,000
6321	Auditing Fee	-	-	-	-	5,500	-	-	-	-	-	-	-	5,500	5,000
6322	Engineering	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000	12,000
6323	Operations Fees	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000	30,000
6324	Lab Fees	167	167	167	167	167	167	167	167	167	167	167	167	2,004	4,800
6333	Bookkeeping Fees	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000	12,240
6335	Repairs and Maintenance	4,350	4,350	4,350	4,350	4,350	4,350	4,350	4,350	4,350	4,350	4,350	4,350	52,200	52,200
6340	Office Expense	250	250	250	250	250	250	250	250	250	250	250	250	3,000	6,180
6342	Chemicals	834	834	834	834	834	834	834	834	834	834	834	834	10,008	11,808
6350	Postage	17	17	17	17	17	17	17	17	17	17	17	17	204	204
6352	Utilities	4,417	4,417	4,417	4,417	4,417	4,417	4,417	4,417	4,417	4,417	4,417	4,417	53,004	56,500
6353	Insurance	-	-	-	7,333	-	-	-	-	-	-	-	-	7,333	8,247
6359	Miscellaneous	50	50	50	50	50	50	50	50	50	50	50	50	600	600
6435	Extra Ordinary Rep/Mtn	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000	30,000
6488	Mowing	650	650	650	650	650	650	650	650	650	650	650	650	7,800	7,320
6440	Capital Improvement	-	-	-	-	-	-	-	-	-	-	-	-	-	350,000
Total Fixed Expenses		18,818	18,818	18,818	26,151	24,318	18,818	18,818	18,818	18,818	18,818	18,820	18,820	238,653	599,099
Variable Expenses															
6328	Surface Water Fees	63,500	63,500	63,500	63,500	63,500	63,500	63,500	63,500	63,500	63,500	63,500	63,500	762,000	893,400
Total Variable Expenses		63,500	63,500	63,500	63,500	63,500	63,500	63,500	63,500	63,500	63,500	63,500	63,500	762,000	
Total Fixed/Variable Exp		82,318	82,318	82,318	89,651	87,818	82,318	82,318	82,318	82,318	82,318	82,320	82,320	1,000,653	
Net Revenue/Deficit		-	-	-	-	-	-	-	-	-	-	-	-	-	

NOTES:

Revenue based on the following:		Variable based on 8 Month Average Water Usage			
Fixed:	HCMUD 155	39.00%	444,343	Variable	44.16%
	HCMUD 156	61.00%	561,769	Variable	55.84%
	Total	100.00%	1,006,113		100.00%

Presented Draft 1 :
Adopted Draft 1 :

Prepared By:
McLennan & Associates, LP
1717 St. James Place, Ste 500
Houston, Texas 77056
Phone (281) 920-4000; Fax (281) 920-0065
Email: dberry@mcclennanandassoc.com

HARRIS COUNTY MUD # 155 REGIONAL SEWAGE TREATMENT PLANT

Operating Budget
9/1/26 to 8/31/27

DRAFT #1

	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	TOTAL	2026 Budget
	HCM155	HCM173	HCM172	Lone Star	HCM156	Cyfair ISD								
Capacity	18.40%	25.20%	21.60%	10.00%	22.10%	2.70%							100.00%	
8 Month Average % of Usage	15.69%	31.64%	28.55%	3.83%	18.15%	2.14%							100.00%	
Revenue														
Harris County MUD # 155	23,783	26,727	32,271	23,783	24,795	28,490	23,783	23,783	28,490	23,783	23,783	28,490	311,962	209,464
Harris County MUD # 173	36,934	40,966	51,604	36,934	38,320	46,426	36,934	36,934	46,426	36,934	36,934	46,426	491,773	279,558
Harris County MUD # 172	32,272	35,728	45,276	32,272	33,460	40,837	32,272	32,272	40,837	32,272	32,272	40,837	430,609	295,027
Lone Star College	10,907	12,507	14,111	10,907	11,457	12,056	10,907	10,907	12,056	10,907	10,907	12,056	139,690	91,590
Harris County MUD # 156	28,267	31,803	38,253	28,267	29,482	33,712	28,267	28,267	33,712	28,267	28,267	33,712	370,276	272,091
CyFair ISD	3,420	3,852	4,617	3,420	3,569	4,062	3,420	3,420	4,062	3,420	3,420	4,062	44,745	29,113
Total Revenue	135,584	151,584	186,132	135,584	141,084	165,584	135,584	135,584	165,584	135,584	135,584	165,584	1,789,056	1,176,842
Fixed Expenses-Capacity														
6320 Legal Fees	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000	18,000
6321 Audit Fees	-	-	-	-	5,500	-	-	-	-	-	-	-	5,500	5,000
6322 Engineering - Gen'l	8,334	8,334	8,334	8,334	8,334	8,334	8,334	8,334	8,334	8,334	8,334	8,334	100,008	12,000
6323 Operator Fees	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	72,000	72,000
6326 Permit Fee	-	16,000	-	-	-	-	-	-	-	-	-	-	16,000	30,000
6333 Bookkeeping Fees	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	19,200	15,000
6324 Lab Fees	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	40,200	45,000
6353 Insurance	-	-	20,548	-	-	-	-	-	-	-	-	-	20,548	23,112
6399 Garbage Expense	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000	7,620
6440 Capital Improv Sm Plant Rehab	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	50,004	300,000
6445 North Lift Station Rehab	33,334	33,334	33,334	33,334	33,334	33,334	33,334	33,334	33,334	33,334	33,334	33,334	400,008	-
6446 South Lift Station Rehab	33,334	33,334	33,334	33,334	33,334	33,334	33,334	33,334	33,334	33,334	33,334	33,334	400,008	-
Total Fixed Expenses-Cap	92,619	108,619	113,167	92,619	98,119	92,619	92,619	92,619	92,619	92,619	92,619	92,619	1,153,476	527,732
Variable Expenses-Conn														
6335 Maintenance & Repair	16,250	16,250	16,250	16,250	16,250	16,250	16,250	16,250	16,250	16,250	16,250	16,250	195,000	218,000
6336 Sludge & Waste Disposal	-	-	30,000	-	-	30,000	-	-	30,000	-	-	30,000	120,000	106,000
6340 Office Supplies	395	395	395	395	395	395	395	395	395	395	395	395	4,740	7,200
6342 Chemicals	16,250	16,250	16,250	16,250	16,250	16,250	16,250	16,250	16,250	16,250	16,250	16,250	195,000	200,000
6350 Postage	20	20	20	20	20	20	20	20	20	20	20	20	240	288
6351 Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6352 Utilities	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	102,000	98,400
6359 Miscellaneous	50	50	50	50	50	50	50	50	50	50	50	50	600	600
6488 Mowing	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000	18,622
Total Variable Expenses-Conn	42,965	42,965	72,965	42,965	42,965	72,965	42,965	42,965	72,965	42,965	42,965	72,965	635,580	649,110
Total Exp-Capacity/Connections	135,584	151,584	186,132	135,584	141,084	165,584	135,584	135,584	165,584	135,584	135,584	165,584	1,789,056	1,176,842
Net Revenue/Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-

NOTES:
Fixed Expenses are shared based on capacity
Variable Expenses are shared based on % of usage for the previous 8 months

Presented Draft 1:
Adopted Draft 1:

Prepared by: McLennan & Associates
1717 St. James Place, Ste 500
Houston, Texas 77056
281/920-4000
281/920-0065 Fax
dlsrtye@mcclennanassociates.com