HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 155
Minutes of Meeting of Board of Directors
September 21, 2026

The Board of Directors ("Board") of Harris County Municipal Utility District No. 155 ("District") met on Monday, September 21, 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
Barbara Scott, Director
Corey Manahan, Director

and the following absent:

Clint Wilhelm, Secretary.

Also present were Ms. Debbie Arellano, tax assessor-collector; Mr. Marcus Rivera and Mr. John Taylor of Municipal Operations & Consulting; Mr. Jorge Diaz of McLennan & Associates, LP; Mr. John Gerdes of Texas Land Engineers, Inc.; District resident Ms. Jackie Follett; Mr. Jeff Penney of Harris County MUD 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. Marcus Rivera and John Taylor presented an operations report, copy attached, reflecting 830 connections, including five vacancies. The regional sewage treatment plant operated at 37% of permitted capacity during the month and without excursions. Water accountability was 101%, and when limited to within the District, it was 103%.

Mr. Rivera presented a list of 24 open delinquent accounts eligible for termination of utility service for nonpayment, noting that 14 of the accounts had been paid since the original list was printed. The operators had received no appeals from any customers on the list, 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 would proceed with termination of utility service to accounts remaining delinquent as of the cutoff date. Mr. Rivera also presented one closed account that was delinquent in the total amount of $40.71 and recommended the board authorize writing it off and sending it to collections. After discussion, the Board agreed to proceed according to the recommendation.

The operators presented a request from the customer at 16111 Kintyre Point Road for a leak adjustment of her water bill for the invoicing period July 23-August 21, 2026. The customer had since repaired the leak and provided an invoice as evidence. The operators noted that normal usage at this residence ranges between 4,000 and 8,000 gallons per month, but for the month at issue, 82,000 gallons had been used. The Board discussed the customer's request and noted that it has not previously adjusted bills due to homeowner leaks. However, the Board

unanimously agreed to accept monthly installment payments from the customer for charges for water used in excess of typical usage, as follows: over a 12-month period if the customer owns the home, and over six months if the customer is a renter. The operators agreed to proceed per this decision.

Mr. Rivera described operating activity during the month, describing repairs and maintenance at District facilities. Finally, the operators mentioned they would continue to monitor operation of the water meter at the YMCA, as it had been found to be reading slowly. After further discussion of operating matters, upon motion by Director Denmon, seconded by Director Scott and unanimously carried, the Board approved the operator's report as presented.

2. The Board considered the following items from the Consent Agenda:

Minutes of the meeting held August 17, 2026, which the Board unanimously approved as presented;

Tax assessor-collector's report, copy attached, including invoices and a list of delinquent accounts. Through August 31, 2026, the District's 2025 taxes were 98.14% 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 Manahan, seconded by Director Denmon 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.

3. The Board opened the meeting for public comments. Jackie Follett mentioned flashing white lights at the sewage treatment plant and requested that this be addressed. The operators stated that this work was still under warranty and would look into the matter. Ms. Follett next commented on landscaping, mentioning that a neighbor had asked her about why the roses were gone. Jeff Penney presented public comments about the status of issues with electrical surges at the water plant. The District's engineer stated that awhile back, he had consulted with an electrician about this and believed the matter is resolved. He also noted that while the well motor has a soft start, the same is not true of the booster pumps.

4. The Board reviewed a cash flow analysis and recommendation prepared by Ms. Leslie Cook of RBC Capital Markets, LLC, the District's financial advisor, with respect to the District's 2026 tax rate. The Board also reviewed the 2026 voter approval tax rate worksheet. Since 2023, the District has not levied a debt service tax. The District's overall taxable value had fallen from $232,290,009 in 2025 to $223,819,334 in 2026. The 2026 value included the owners' opinion of values remaining uncertified and 90% of additional pending values. Further, the value of the average residence homestead in the District was approximately $9,000 lower than last year. The financial advisor's analysis reflected that the amount of tax revenue to be expected with adoption of a maintenance tax of $0.65 per $100 assessed valuation was $1,411,181, at a collection rate of 97%. The tax rate worksheet reflected the highest tax rate that could be set without requiring an election was $0.69849 before including any unused increment from prior years. After discussion, the Board considered the attached Resolution Finding District to be Low Tax Rate,

Developed, Developing, or Developed District in a Declared Disaster Area, Calling Public Hearing on 2026 Tax Rate, and Authorizing Tax Assessor-Collector to Prepare and Publish Notice of Public Hearing. Thereafter, upon unanimous vote, the Board found that the District is a developed district and adopted the attached Resolution so stating. The Board also authorized publication of a notice of public hearing at which the Board would consider adoption of a total 2026 tax rate of $0.65 per $100 assessed valuation, consisting fully of a maintenance tax. The attorney noted that after considering a proposed tax rate, the District must update the internet posting required by Tax Code §26.18 and Government Code §2051.202. Upon unanimous vote, the Board authorized posting the required materials in compliance with these laws.

5. The Board tabled review of District rates until its next meeting.

6. Likewise, the Board tabled review of a report from Michael's Maintenance.

7. Director Denmon addressed the Board and described a request from the Wheatstone Village Property Owners Association (POA) regarding its plans to install landscape enhancements at monument and signage areas along Wheatstone Boulevard and Highway 6. The POA plans to change out the foliage on a seasonal basis, and confirmed there is irrigation in these areas. The POA had obtained a proposal from Van Sant Landscape Management Company for this work in the amount $13,304.50 and requested that the District contribute funds for this project. The Board discussed the proposed neighborhood enhancements and the request for funding, noting that if the District granted the request, its only participation would be financial; the District would not take on any obligation for landscape maintenance in these areas. The Board considered the request and agreed that adding the landscaping would be an improvement. The Board also indicated that the expenditure could be accounted for from the District's parks budget. After further discussion, upon unanimous vote, the Board agreed to make the $13,000 contribution and asked Ms. Parks to prepare a letter or other documentation of the transaction.

8. John Gerdes presented an engineer's report, copy attached. He briefly addressed a new agreement for the regional sewer treatment plant, noting that other participating districts have sent some comments and have indicated they would rather the District establish replacement costs for the facilities used in the District's spreadsheets. Next, Mr. Gerdes discussed cleaning and recoating of the north and south lift stations at the plant. He mentioned the work could involve two contractors, but the Board expressed a preference for only one contractor to do the work. Mr. Gerdes suggested that once the project is complete, the lift station coatings should be inspected yearly. After further discussion, Mr. Gerdes agreed to bid the wall preparation and painting as one job.

Mr. Gerdes reported he had not yet received a response from the Harris County Flood Control District (HCFCD) about the proposed hike and bike trail agreement, after he had informed HCFCD in August that the District would prefer to continue operating under the existing agreement. Mr. Gerdes next discussed repair of pitted concrete in certain sidewalk panels and reported he had contacted a contractor used often by the operators and intends to coordinate with them on replacement of five panels and repair of other areas using non-shrink grout. Mr. Gerdes next stated there was no new information regarding timing of CenterPoint Energy's installation of the new streetlights. Regarding the condition of the overflow at Duncansby Vale, the Board agreed this matter could be addressed in the future, possibly in connection with further sidewalk installations.

Mr. Gerdes discussed the project for replacement of the fence at the District's offsite sanitary sewer lift station. The engineers continue to communicate with CenterPoint to obtain a letter of no objection concerning a nearby gas main.

Mr. Gerdes addressed proposed improvements at the District's 2-acre tract at the northwest corner of Longenbaugh Drive and Amortabrook Drive. Cathleen Lynch of Buckson Landscape Architecture had been unable to attend the meeting but still sought Board input and comments on the proposed community survey questions. Mr. Gerdes requested director feedback and indicated the Board could provide comments to him, or directly to Ms. Lynch. After further discussion of engineering matters, upon motion by Director Scott, seconded by Director Denmon and unanimously carried, the Board approved the written report as presented.

9. Mr. Gerdes discussed a capital improvements plan for the water plant. He stated that he was working on a draft but intended to make further updates, including adjustment the plant's lifespan. He again stated he believed that the electrical surges mentioned earlier by Jeff Penney had been resolved.

10. The Board discussed a proposed new regional sewage treatment plant contract. Ms. Parks reported that she and Mr. Gerdes had met with Directors Denmon and Manahan to discuss agreement terms in preparation of a draft agreement. She continues to work on the draft.

11. The Board considered an annual review of District water interconnect agreements. Since last year, the District had renewed the Emergency Water Supply Agreement with Harris County MUD No. 163 for another forty years. The terms of similar agreements with three other districts extend to 2032 and beyond, so no Board action is necessary at this time.

12. The Board discussed pending business. Regarding discussion with other regional sewage plant participants, it was noted that the next quarterly meeting would be held on Tuesday October 13. Ms. Parks reported that the District had recovered the amount due to it for funds spent to repair a District water line damaged by a subcontractor of Wheatstone Village POA. These funds were deposited in the District's general operating fund account, as indicated on this month's bookkeeper's report.

13. Further regarding pending business, the Board agreed to officially begin its regular Board meetings at 6:15 p.m. going forward, but requested that the tax assessor-collector and bookkeeper arrive by 6:00 p.m. to allow directors to review and sign checks.

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, September 21, 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 August 17, 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. 2026 tax rate recommendation
3. Resolution (1) Finding District to be Low Tax Rate, Developed, Developing, or Developed District in a Declared Disaster Area, (2) Calling Public Hearing on 2026 Tax Rate and (3) Authorizing Tax Assessor-Collector to Prepare and Publish Notice of Public Hearing
4. Update Compliance Document/Website for proposed tax rate
5. 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
6. Annual comparison of operator's rates to amounts charged under District's Fee Schedule; authorize actions as appropriate
7. Report from Michael's Maintenance; authorize repairs and maintenance
8. Landscape request from Wheatstone Village POA
9. Engineer's report:
    a. status of ongoing projects, including:
        1. regional sewage treatment plant;
        2. rehabilitation of offsite lift station; site fencing
        3. sidewalk repair;
        4. street lighting on Queenston Blvd.
        5. condition of overflow at Duncansby;
        6. capital improvement plan for water plant;
        7. Buckson's survey questions regarding 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)

10. Review first draft of new Regional Sewage Treatment Plant contract

11. Annual review of interconnect agreements

12. Pending business, including:
    a. discussion with other regional sewage facilities participants; confirm **Tuesday**, 10/13/26 at 9:00 a.m. as date and time for next quarterly meeting of plant participants;
    b. collection of repair costs from Wheatstone Village POA/contractor/ subcontractor;
    c. matters related to West Harris County Regional Water Authority;
    d. hike & bike trail agreement with Harris County; and
    e. 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

Harris County Municipal Utility District No. 151

Melissa J. Parks
Attorney for the District