

MINUTES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 278

February 12, 2026

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 278 (the "District") met in regular session, open to the public, on the 12<sup>th</sup> day of February, 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Eugene Newsom	President
Tommie Ruth Allen	Vice President
Gwen Thornburg	Secretary
Shantai Magee	Assistant Vice President
Vacant	Assistant Secretary

and all of the above were present, except Director Magee, thus constituting a quorum.

Also attending the meeting were John Rocha of Champions Hydro-Lawn, Inc. ("Champions"); Kevin Gilligan of BGE, Inc. ("BGE"); Carlos Smith of Si Environmental, LLC ("Si"); Danae Dehoyos of Touchstone District Services ("Touchstone"); and Adisa Harrington and Hope Palmer of Allen Boone Humphries Robinson LLP ("ABHR").

MINUTES

There were no minutes for the Board's approval.

PUBLIC COMMENTS

Ms. Harrington offered any members of the public attending the meeting the opportunity to make public comment. There being no members of the public wishing to address the Board at this time, Ms. Harrington closed the public comments portion of the meeting.

WEBSITE MATTERS

Ms. Dehoyos distributed and reviewed the communications report regarding the District's website, a copy of which is attached. Ms. Dehoyos recommended posting a quarterly reminder about the text alert system. She then stated that Touchstone has modified their writing style for articles, making them short-form, including bullet points, and photographs. She reviewed a list of recommended articles and an annual posting schedule for the Board's review, a copy of which is attached. Following review of the recommended schedule, the Board requested the following revisions: add an article to

be posted in the summer regarding the District's walking trails; reschedule the article regarding "how to reduce high summer bills" from August to May; delete the article regarding National Night Out; and reschedule the article regarding "porch pirates" from November to September.

## ENGINEERING REPORT

Mr. Gilligan presented and reviewed the engineer's report, a copy of which is attached.

Mr. Gilligan updated the Board regarding construction of the wastewater treatment plant expansion. He stated the Board has previously approved Change Order No. 2 for the project, which should have been named Change Order No. 1. He stated the error has been corrected, and he requested the Board re-approve the change order, as corrected.

Mr. Gilligan updated the Board regarding construction of the new ground storage tank at water plant no. 2, and he reviewed and recommended approval of Pay Estimate No. 3 in the amount of \$12,645.00, payable to Schier Construction Co., Inc. ("Schier"). He then reviewed Change Order No. 1 to the contract with Schier that increases the contract in the amount of \$12,100.00. Following review and discussion, the Board concurred the Change Order is beneficial to the District. Mr. Gilligan also discussed the Board's request to add a District logo to the ground storage tank. He recommended the Board wait until both ground storage tanks are complete before deciding on a tank logo.

Mr. Gilligan updated the Board regarding the following projects, none of which required any action by the Board: (1) rehabilitation of the existing ground storage tank at water plant no. 2; (2) wastewater treatment plant expansion, phase 2; and (3) the generators for the District's lift stations.

Mr. Gilligan updated the Board regarding preparation of the bond application and stated he is currently reviewing comments provided by the District's consultants.

Mr. Gilligan reported a request for the potential annexation of either an approximate 14-acre tract or an approximate 25-acre tract, either of which would be developed as warehouse space. Following discussion, the Board concurred not to consider annexing either tract and requested Mr. Gilligan notify the developer accordingly.

Mr. Gilligan updated the Board regarding commercial development in the District, including the status of the following sites: Creekstone at Tour 18 LLC, the Atascocita Apartment project, Providence Church Atascocita on Timber Forest Drive, the Alliance (Prose Atascocita) apartment project, the Waste Management campus, the Atascocita

Road Warehouses, the medical office building and retail, and Humble Indoor Sports Club.

The Board requested Mr. Gilligan contact Canterbury Development regarding their potential Atascocita apartment project to inform them that their Utility Commitment Letter has expired and that they need a new one for any anticipated development.

Director Newsom requested Si investigate whether the Waste Management campus has received water and sewer service prior to paying the invoice to reimburse the District for the manhole repair that resulted from damage caused by Waste Management.

Mr. Gilligan updated the Board regarding the maintenance of a portion of Williams Gully identified by Harris County Flood Control District (“HCFCD”) as an “orphan channel,” which was constructed by Trail of the Lakes Municipal Utility District but never accepted for maintenance by HCFCD. Ms. Harrington stated she will follow up with HCFCD regarding the final reconciliation of costs.

Following review and discussion, and based on the engineer’s recommendation, Director Allen moved to: (1) approve the engineer’s report; (2) approve the correction of Change Order No. 2 to be renamed as Change Order No. 1 for construction of the wastewater treatment plant expansion; and (3) based on the Board’s finding that the Change Order is beneficial to the District, approve Pay Estimate No. 3 and Change Order No. 1 for construction of the new ground storage tank at water plant no. 2. Director Thornburg seconded the motion, which passed unanimously.

#### OPERATION OF DISTRICT FACILITIES

Mr. Smith reviewed a report on operating matters in the District, a copy of which is attached. He noted that the water accountability was 74.39% for January, 2026, and he noted that Si is investigating whether the lower-than-normal water accountability may be due to a leak. He reviewed recently completed and pending maintenance and repairs.

Mr. Smith updated the Board regarding the District’s Participation Agreement with the Texas Commission on Environmental Quality regarding an Enforcement Diversion Program for the recent elevated ammonia and E.coli levels at wastewater treatment plant no. 3. He stated the District’s participation in the program is nearing completion.

The Board noted that the apartment complex in the District contains numerous residents, Fresenius Kidney Care is a medical facility, the school in Humble Independent

School District is a school, and All Star Kids Center is a daycare facility, and thus utility services should not be terminated for any delinquent payments by the account holders.

The Board then conducted a hearing on the termination of utility service to delinquent accounts. Mr. Smith reported that the persons on the termination list were mailed written notice prior to this meeting, in accordance with the District's Rate Order, notifying them of the opportunity to appear before the Board of Directors to explain, contest, or correct the utility service bill and to show reason why utility service should not be terminated for reason of nonpayment.

Following review and discussion, Director Allen moved to: (1) approve the operator's report; and (2) authorize termination of delinquent accounts in accordance with the District's Rate Order, with the exception of the apartment complex, Fresenius Kidney Care, River Pines Elementary School, or All Star Kids Center, and direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Thornburg seconded the motion, which passed unanimously.

#### MAINTENANCE OF DISTRICT FACILITIES

Mr. Rocha presented and reviewed the report on maintenance of the District's facilities, a copy of which is attached. Following review and discussion, Director Thornburg moved to approve the maintenance report. Director Allen seconded the motion, which passed unanimously.

The Board then discussed the private commercial detention ponds located on the properties of Humble Express Valero ("Valero"), All Star Kids, and Avalon Memory Center. Ms. Harrington stated that a letter was sent to Valero giving 30 days' notice to bring their pond up to the standard of maintenance required by the District's Rate Order, and Valero has not responded to the letter. She stated that letters were not sent to All Star Kids and Avalon Memory Center because their utility accounts are closed. Following review and discussion, Director Newsom moved to authorize termination of the Valero account in accordance with the District's Rate Order. Director Allen seconded the motion, which passed unanimously.

#### GARBAGE COLLECTION MATTERS

There was no discussion regarding this matter.

#### ACTION ITEM LIST

The Board reviewed and received updates on all items on the action item list, a copy of which is attached.

ADDITIONAL REPORTS

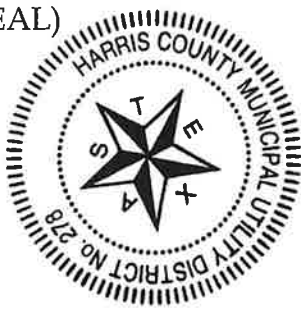
There were no additional reports from directors or consultants.

The Board concurred to hold its next engineering/operations meeting on March 12, 2026.

There being no further business brought before the Board, and based on a motion made by Director Thornburg, seconded by Director Allen, and voted unanimously by the Board, the meeting was adjourned.

  
Secretary, Board of Directors

(SEAL)



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