

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 157

Minutes of Meeting of Board of Directors

August 8, 2024

The Board of Directors (the "Board") of Harris County Water Control and Improvement District No. 157 (the "District") met in regular session, open to the public, on August 8, 2024, at 1300 Post Oak Boulevard, Suite 2500, Houston, Texas 77056, in accordance with the duly posted notice of meeting, and the roll was called of the duly constituted members of said Board, as follows:

Cameron C. Dickey, President
Benjamin Judd, Vice President
Keith D. Perry, Secretary
Chad Sillman, Assistant Secretary

and all of said persons were present, with the exception of Director Dickey, thus constituting a quorum.

Also present were Will Gutowsky of BGE, Inc. ("BGE"); Mackenzie Osborne of Inframark, LLC ("Inframark"); Miguel Medina of Municipal Accounts & Consulting, L.P. ("MA&C"); Isabel Mata of Wheeler & Associates, Inc. ("Wheeler"); Paulina Baker of The Howard Hughes Corporation, on behalf of Bridgeland Development, LP ("Developer"); Tina Johnston and Tia Wright of Artesian Financial Services, LLC ("Artesian"); Robert G. Thomas, Bobby Reynolds, Kay Burkhalter, Steve Bosser, Harry Kurdoghlian, Emilio Rodriguez and Walter Bohn, representatives of The Bridgeland Community Supports Veterans, Inc. ("The Veterans Group"); and Peyton Ellis of Schwartz, Page & Harding, L.L.P. ("SPH"). Gordon Cranner of SPH entered the meeting after it was called to order, as noted herein.

In the absence of the President, the Vice President called the meeting to order and declared it open for such business as might regularly come before the Board.

PUBLIC COMMENTS

The Board considered public comments. Director Judd informed the Board that the Enhancement Committee has expressed interest in constructing a cricket pitch on a tract of land owned by the District, and may approach the Board at a future meeting to discuss same.

APPROVAL OF MINUTES

The Board reviewed the draft minutes of its meeting held on July 11, 2024. Following discussion, Director Perry moved that the minutes of the meeting held on July 11, 2024, be approved, as written. Director Sillman seconded said motion, which unanimously carried.

Mr. Cranner entered the meeting at this time.

BOOKKEEPER'S REPORT

Mr. Medina presented to and reviewed with the Board the Bookkeeper's Report dated August 8, 2024, a copy of which is attached hereto as **Exhibit A**, including the disbursements and wire transfers presented for approval. Following discussion, it was moved by Director Perry, seconded by Director Sillman and unanimously carried, that the Bookkeeper's Report be approved, as presented, and the disbursements listed therein be approved for payment, with the exception of check no. 4517, which was voided.

TAX ASSESSOR COLLECTOR MONTHLY REPORT; DELINQUENT COLLECTIONS LISTING

Ms. Mata presented to and reviewed with the Board the Tax Assessor Collector Monthly Report dated as of July 31, 2024, including the disbursements presented for approval, and a Delinquent Collections Listing as of July 31, 2024, copies of which are attached hereto as **Exhibit B**. Following discussion, Director Sillman moved that the Tax Assessor Collector Monthly Report be approved, and the disbursements identified therein be authorized for payment. Director Perry seconded said motion, which carried unanimously.

DELINQUENT TAX COLLECTIONS

Mr. Cranner noted that no Delinquent Tax Report was received nor is due at this time from Perdue, Brandon, Fielder, Collins & Mott, L.L.P, delinquent tax attorneys for the District.

VETERAN'S MEMORIAL PARK

The Board discussed matters related to the proposed construction of Veteran's Memorial Park. In connection therewith, Mr. Gutowsky presented and reviewed in detail with the Board updated conceptual design options for the proposed construction of Veteran's Memorial Park, versions of which incorporated comments and suggestions offered by Director Dickey and Mr. Bohn of The Veterans Group following last month's meeting, copies of which are attached hereto as **Exhibit C**. The Board and The Veterans Group considered and discussed the proposed design options at length. Following such discussion, the Board and The Veterans Group concurred to proceed with Conceptual Design – Option 1A.

Mr. Bosser then requested a Memorandum of Understanding ("MOU") memorializing the commitments made by the District with respect to Veteran's Memorial Park for The Veterans Group's use when requesting contributions from other entities. The Board and The Veterans Group discussed various points for inclusion in the proposed MOU, and considered possible scenarios for the overall funding of Veteran's Memorial Park.

Following discussion, it was moved by Director Sillman, seconded by Director Perry and unanimously carried, that: (i) SPH be authorized to begin preparation of an MOU between the District and The Veterans Group for the proposed construction and funding of Veteran's Memorial Park, with the District's commitment for the contribution of funds towards the project not exceeding \$500,000; and (ii) a committee be formed of Directors Perry and Dickey to address any

matters related to the final conceptual design of Veteran's Memorial Park and the preparation of the final MOU between meetings, on behalf of the Board and the District.

All representatives of The Veterans Group exited the meeting at this time.

ENGINEER'S REPORT

Mr. Gutowsky presented to and reviewed with the Board the Engineer's Report dated August 8, 2024, a copy of which is attached hereto as **Exhibit D**. In connection therewith, Mr. Gutowsky noted that the Hidden Creek 'football field' hydromulching has been completed. Director Perry expressed concerns regarding the future maintenance and upkeep of the Hidden Creek 'football field', and inquired whether the HOA has the ability to coordinate/oversee the use of such facility to ensure the regular maintenance of same moving forward. Mr. Cranner advised that SPH would research the matter further and provide the Board with its findings. No action was required by the Board in connection with the Engineer's Report.

Mr. Medina exited the meeting at this time.

OPERATIONS AND MAINTENANCE

Ms. Osborne presented the Operator's Report for the month of July 2024, a copy of which is attached hereto as **Exhibit E**, and reviewed the charges, related repairs, and make up well pumpage listed therein.

Ms. Osborne next presented to and reviewed with the Board a proposal for replacement of the check valves on Booster Pump Nos. 2 and 3 located at Irrigation Pump Station ("IPS") No. 1, a copy of which is included in the Operator's Report. Following discussion, Director Sillman moved to approve the proposal for replacement of such check valves at a cost of approximately \$3,500.00. Director Perry seconded the motion, which unanimously carried.

Ms. Osborne next advised the Board that the variable frequency drive ("VFD") at Irrigation Pump Station No. 3 experienced a failure and required replacement prior to today's Board meeting. She further advised that Inframark notified Directors Judd and Dickey of the equipment failure, and received authorization to proceed with the replacement of said VFD at a cost of \$8,874.06. Following discussion, Director Sillman moved that the prior actions taken by Directors Judd and Dickey with respect to the replacement of the VFD at IPS No. 3, be approved and ratified in all respects. Director Perry seconded the motion, which unanimously carried.

Ms. Osborne reminded the Board of its previous request for written communication from Harris County Municipal Utility District No. 419 ("No. 419"), confirming that no remediation efforts were required by the District in connection with the overflow of sanitary manholes into the storm drains aligned with IPS No. 2 following Hurricane Beryl. In that regard, Ms. Osborne presented to and reviewed copies of the requested written communications from No. 419 and K-3BMI, the District's sludge hauler, copies of which are included in **Exhibit E**. No action was required by the Board in connection with this matter.

The Board advised of its desire to discuss the replacement of the shade structure at IPS No. 1 and the addition of similar shade structures at the District's remaining IPS's, and requested additional information, including cost estimates, for its consideration at next month's Board meeting.

MOWING AND MAINTENANCE; INSTALLATION OF SECURITY CAMERAS; GRAFITTI REMOVAL; PRESSURE WASHING; EROSION CONTROL; TREE PRUNING; GENERAL MATTERS

The Board considered general maintenance matters for the District. In connection therewith, the Board requested that Spencer Outdoor, LLC, be invited to attend next month's meeting to discuss mulching services that are being invoiced to the District and ways in which to verify that such work is being completed.

DEVELOPER'S REPORT

Ms. Baker presented to and reviewed with the Board the home inventory report through July 2024, as prepared by the Developer, a copy of which is attached hereto as **Exhibit F**. Ms. Baker then provided an update regarding the commercial activity in the Bridgeland community.

COMMUNICATIONS

The Board noted that the Bridgeland Water Agency (the "Agency") website should be updated to include the District's information, and to exclude Harris County Water Control and Improvement District No. 159's information. Director Sillman advised that he would discuss the matter with the President of the Agency's Board of Trustees.

WEBSITE UPDATES

The Board noted that nothing new had been received through the District's website with respect to filling the vacancy on the Board of Directors.

ATTORNEY'S REPORT

The Board considered the attorney's report. In connection therewith, Mr. Cranner advised that he had nothing further of a legal nature to discuss with the Board at this time.

CONSIDER AND DISCUSS CANDIDATES FOR APPOINTMENT TO FILL VACANCY ON THE BOARD OF DIRECTORS

The Board concurred to defer consideration of possible candidates for appointment to fill the current vacancy on the Board of Directors at this time, and noted that it would reconsider the matter once more candidates have expressed an interest in serving on the Board.

CLOSED SESSION

The Vice President noted that the Board would not need to enter into Closed Session.

FUTURE AGENDA ITEMS

The Board considered items for placement on future agendas. No other specific agenda items, other than routine and ongoing matters, were requested.

ADJOURNMENT

There being no further business to come before the Board, on motion made by Director Sillman, seconded by Director Perry, and unanimously carried, the meeting was adjourned.



Assistant Secretary

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HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 157

LIST OF ATTACHMENTS TO MINUTES

August 8, 2024

- Exhibit A –** Bookkeeper's Report
- Exhibit B –** Tax Assessor Collector Monthly Report
- Exhibit C –** Conceptual Design Options for Veteran's Memorial Park
- Exhibit D –** Engineer's Report
- Exhibit E –** Operator's Report
- Exhibit F –** Inventory Report through June 2024