

## **HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 157**

### **Minutes of Meeting of Board of Directors**

October 10, 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 October 10, 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 Perry, thus constituting a quorum.

Also present were Kristen Turkal of BGE, Inc. ("BGE"); Mackenzie Osborne of Inframark, LLC ("Inframark"); Lisa Rickert and Tina Johnston of Artesian Financial Services ("AFS"); John Howell of The GMS Group, LLC ("GMS"); Kelsey Thorne of Howard Hughes Holdings, on behalf of Bridgeland Development, LP ("Developer"); Isabel Mata of Wheeler & Associates, Inc. ("Wheeler"); Kay Burkhalter, Bobby Reynolds and Christine Creasey, representatives of The Bridgeland Community Supports Veterans, Inc. ("The Veterans Group"); Ben Midgette and Shane Ware, residents of the District; and Shelby Yllana and Mitchell G. Page of Schwartz, Page & Harding, L.L.P. ("SPH").

The 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, and recognized members of the Veteran's Group. Ms. Burkhalter and Mr. Midgette shared comments related to the Veterans Memorial Park.

#### **APPROVAL OF BOND, STATEMENT, OATH OF OFFICE, AFFIDAVIT OF CURRENT DIRECTOR, AND ELECTION NOT TO DISCLOSE CERTAIN INFORMATION**

The Board next considered the acceptance of a Qualification Statement, Official Bond, Oath of Office, Affidavit of Current Director and Election Not to Disclose Certain Information to fill the vacancy resulting from the resignation of Keith Nystrom from the Board. The Board discussed candidates for filling the vacancy. It was noted that Shane Ware has expressed interest in being appointed to the Board. Mr. Ware introduced himself. After discussion, Director Judd moved that appointment documents be prepared by SPH for Shane Ware for action at the next Board meeting. Director Sillman seconded said motion, which unanimously carried.

## **APPROVAL OF MINUTES**

The Board reviewed the draft minutes of its meeting held on September 12, 2024, and requested revisions to the language summarizing Mr. Steve Sams' discussion with the Board regarding the Veteran's Memorial. Mr. Page suggested that certain language be deleted. Following discussion, Director Judd moved that the minutes of the September 12, 2024 meeting be approved, as revised per Mr. Page's suggestion. Director Sillman seconded said motion, which unanimously carried.

It was noted that the notes from the October 8, 2024, Town Hall would be provided to SPH for preparation of minutes.

## **BOOKKEEPER'S REPORT**

Ms. Rickert presented to and reviewed with the Board the Bookkeeper's Report dated October 10, 2024, a copy of which is attached hereto as **Exhibit A**, including the disbursements and wire transfers presented for approval. Following discussion, Director Judd moved that the Bookkeeper's Report be approved, as presented, and the disbursements and wire transfers, including check no. 4508 to the West Harris County Regional Water Authority for \$395.30, which was not listed in the report, be approved for payment, with the exception of check nos. 4502 and 4503, which were voided. Director Sillman seconded the motion, which carried unanimously.

The Board and Ms. Johnston then discussed investment considerations for the District and presented recommendations to the Board, as summarized in the handouts accompanying the Bookkeeper's Report attached hereto. The Board concurred to accept the investment recommendations as presented.

## **ANNUAL REVIEW OF ORDER ESTABLISHING POLICY FOR INVESTMENT OF DISTRICT FUNDS AND APPOINTING INVESTMENT OFFICER; ADOPTION OF RESOLUTION AND AMENDED ORDER IN CONNECTION THEREWITH**

The Board next considered the annual review of its Order Establishing Policy for Investment of District Funds and Appointing Investment Officer ("Investment Policy"). In that regard, Mr. Page reviewed with the Board recommended changes to the District's Investment Policy in order to update the District's designated Investments Officers to Ms. Rickert and Ms. Cara Sliva with Artesian. He then presented for the Board's approval an Investment Policy and a Resolution Regarding Review of Order Establishing Policy for Investment of District Funds and Appointing Investment Officer ("Resolution"), copies of which are attached hereto as **Exhibit B**. Following review and discussion, Director Judd moved that the Board (i) approve the amended Investment Policy reflecting SPH's recommended changes, (ii) adopt the Resolution in connection therewith, and (iii) authorize the Vice President and Assistant Secretary to execute the Resolution on behalf of the Board and the District. Director Sillman seconded said motion, which unanimously carried.

## **DEVELOPER'S REPORT**

Mr. Page stated the home inventory report through September 2024, as prepared by the

Developer, will be provided to the Board following the meeting.

Ms. Thorne then provided an update to the Board on the commercial development and road construction in the community. She additionally advised on the status of Harris County Municipal Utility District No. 419's acquisition of property and the prior discussions with the Developer regarding same.

### **VETERANS MEMORIAL PRESENTATION**

The Board next discussed a pending traffic study, monument height, location, and content of the Veteran's Memorial. Ms. Thorne presented proposed plans for the development of a new park and green space in Bridgeland, and opportunities to integrate a Veteran's Memorial in the project. The Board requested additional meetings be set to discuss the matter further. Director Judd moved to discuss details on the matter at a later scheduled meeting. Director Sillman seconded said motion, which unanimously carried.

### **CONTINUING DISCLOSURE**

The Board considered the filing of the Annual Continuing Disclosure Report ("Annual Report") required in connection with the District's outstanding bonds. After discussion, Director Judd moved to approve the disclosure filing and Director Sillman seconded said motion, which unanimously carried. A copy of the Annual Report is attached hereto as **Exhibit C**.

### **TAX ASSESSOR COLLECTOR MONTHLY REPORT; DELINQUENT COLLECTIONS LISTING**

Ms. Mata then presented to and reviewed with the Board the Tax Assessor Collector Monthly Report dated as of September 30, 2024, including the disbursements presented for approval, and a Delinquent Collections Listing as of September 30, 2024, copies of which are attached hereto as **Exhibit D**. Following discussion, Director Judd moved that the Tax Assessor Collector Monthly Report be approved, and the disbursements identified therein be authorized for payment. Director Sillman seconded said motion, which carried unanimously.

### **DELINQUENT TAX COLLECTIONS**

Mr. Page 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 collections attorney for the District.

### **PUBLIC HEARING REGARDING ADOPTION OF THE DISTRICT'S 2024 TAX RATE, LEVY OF THE DISTRICT'S 2024 TAX RATE AND ADOPTION OF AN ORDER IN CONNECTION THEREWITH**

The Board next conducted a public hearing regarding the imposition of a proposed debt service tax rate and a proposed maintenance tax rate for 2024. Ms. Mata confirmed that notice of this hearing was published in *The Houston Chronicle* in accordance with all legal requirements and as directed at the previous Board meeting. No members of the public offered any comments

regarding the proposed tax rate during the hearing. The Board also noted that public input was solicited at the October 8, 2024, Town Hall meeting. Director Judd moved that the public hearing be closed. Director Sillman seconded the motion, which unanimously carried.

The Board then discussed the setting of the District's 2024 tax rate. The Board discussed levying a combined tax rate of \$0.35 per \$100 of assessed valuation, representing a reduction from the \$0.355 per \$100 published in the notice of the tax rate hearing. After discussion on the matter, Director Judd moved that: (i) the Board adopt a 2024 debt service tax rate of \$0.208 per \$100 of assessed valuation and a 2024 maintenance tax rate of \$0.142 per \$100 of assessed valuation, resulting in a total 2024 combined tax rate of \$0.350 per \$100 of assessed valuation; and (ii) the Order Levying Taxes, attached hereto as **Exhibit E**, be adopted in connection therewith, and that the President be authorized to execute and the Assistant Secretary to attest same on behalf of the Board and the District. Director Dickey seconded said motion, which unanimously carried.

The Board then discussed the amendment of the operating budget for the District's fiscal year ending May 31, 2025, and requested an item be added to the next regular meeting agenda.

#### **APPROVE AMENDMENT TO THE SECOND AMENDED AND RESTATED DISTRICT INFORMATION FORM**

Mr. Page next presented to and discussed with the Board an Amendment to the Second Amended and Restated District Information Form (the "DIF") relative to the District's 2024 tax rate. After discussion regarding the amendment to the DIF, Director Judd moved that the amendment to the DIF be approved, that the Board members present be authorized to execute the amendment to the DIF on behalf of the Board and the District, and that all Board members present join in the filing of the amendment to the DIF, as evidenced by a majority of Board members executing same. Director Sillman seconded said motion, which carried unanimously.

#### **ENGINEER'S REPORT**

Ms. Turkal presented to and reviewed with the Board the Engineer's Report, dated October 10, 2024, a copy of which is attached hereto as **Exhibit F**, including the pay estimates and change orders listed therein. The Board discussed some necessary updates to District signage and investigating trail damage along the creek. Following discussion, Director Judd moved to approve engineer's report as presented. Director Sillman seconded said motion, which unanimously carried.

#### **OPERATIONS AND MAINTENANCE**

Ms. Osborne presented the Operator's Report for the month of September 2024, a copy of which is attached hereto as **Exhibit G**, and reviewed the charges, related repairs, and make up well pumpage listed therein. Ms. Osborne presented to the Board a proposal for repairs of the backwash controllers. After discussion, Director Judd moved to approve both the Operator's Report and proposal for repair and upgrade of backwash controllers. Director Sillman seconded said motion, which unanimously carried.

Director Judd additionally inquired about some of the operational items and related billing.

## **DETENTION FACILITY AND GROUNDS MAINTANENCE**

The Board discussed maintenance items including additional tree trimming. The Board authorized Director Sillman to approve an additional \$120,000 in tree trimming. After discussion, Director Judd moved to approve the additional funding. Director Sillman seconded said motion, which unanimously carried.

Director Judd noted he would coordinate as necessary with Alan Biggerstaff with respect to monitoring security cameras at District facilities.

## **WEBSITE UPDATES**

The Board discussed updates to the District's website which include posting information on new director, Shane Ware, following November's Board meeting, and removal of the previous director's information.

## **ATTORNEY'S REPORT**

Mr. Page advised that he had nothing further of a legal nature to discuss with the Board at this time.

## **FUTURE AGENDA ITEMS**

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

## **ADJOURNMENT**

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

749372



Secretary

**HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 157**

**LIST OF ATTACHMENTS TO MINUTES**

October 10, 2024

---

<b>Exhibit A –</b>	Bookkeeper's Report
<b>Exhibit B –</b>	Order Establishing Policy for Investment of District Funds and Appointing Investment Officer and Resolution Regarding Review of Order Establishing Policy for Investment of District Funds and Appointing Investment Officer
<b>Exhibit C –</b>	Annual Continuing Disclosure Report
<b>Exhibit D -</b>	Tax Assessor-Collector Monthly Report; Delinquent Collections Listing
<b>Exhibit E –</b>	Order Levying Taxes
<b>Exhibit F –</b>	Engineer's Report
<b>Exhibit G –</b>	Operator's Report