

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 157

Minutes of Meeting of Board of Directors

June 12, 2025

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 June 12, 2025, 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
Chad Sillman, Secretary
Keith D. Perry, Assistant Secretary
Shane Ware, Assistant Secretary

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

Also present were Will Gutowsky of BGE, Inc. ("BGE"); Mackenzie Johnson of Inframark, LLC ("Inframark"); Isabel Mata of Wheeler & Associates, Inc. ("Wheeler"); Tina Johnston of Artesian Financial Services ("Artesian"); Paulina Baker of Howard Hughes Holdings, Inc. on behalf of Bridgeland Development, LP (the "Developer"); Kay Burkhalter, on behalf of The Bridgeland Community Supports Veterans, Inc. (the "Veterans Group"); and Mitchell G. Page, Sophia Wall and Peyton McKelvey 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 Ms. Burkhalter. Ms. Burkhalter noted that she had no comments for the Board at this time.

APPROVAL OF MINUTES

The Board considered the approval of the draft minutes of its meetings held on May 8, 2025, and May 20, 2025. Mr. Page advised the Board that SPH is in the process of preparing the draft minutes of its meeting held on May 20, 2025, and requested that the Board defer its consideration of the approval of same until next month's meeting. Following review and discussion, it was moved by Director Perry, seconded by Director Ware and unanimously carried, that the minutes of the May 8, 2025, Board meeting be approved, as written. The Board concurred to defer its consideration of the draft minutes of its meeting held on May 20, 2025, until next

month's meeting.

VETERANS MEMORIAL

The Board next considered the status of the proposed construction of Veterans Memorial. In connection therewith, Director Dickey advised the Board that he shared digital copies of the Veterans Memorial design/layout images with the Veterans Group for posting on the Veterans Group website. He advised the Board of his desire to include a link on the District's website to the Veterans Group's webpage for donations towards the Veterans Memorial project. Following discussion, the Board concurred that a link to the Veterans Group's donation page be included on the District's website.

BOOKKEEPER'S REPORT

Ms. Johnston presented to and reviewed with the Board the Bookkeeper's Report dated June 12, 2025, a copy of which is attached hereto as **Exhibit A**, including the disbursements and wire transfers presented for approval. During such review, Director Dickey directed the Board's attention to the Actual vs Budget report for the District's general operating fund, and noted that the District's maintenance tax collections for the fiscal year ended May 31, 2025, went over budget by approximately \$478,302. In that regard, Director Dickey advised of his desire to provide a more accurate estimate for the amount budgeted for maintenance tax collections during the fiscal year ending May 31, 2026, and requested additional information regarding the amount of tax revenue the District can expect following the H-E-B store opening.

Mr. Page then presented to and reviewed with the Board an updated invoice received from Bridgeland Council, Inc. ("Council") regarding the District's annual recreational maintenance contribution, a copy of which is attached hereto as **Exhibit B**. In connection therewith, Mr. Page reminded the Board that it previously authorized the payment of \$91,900.68 to Council for its annual recreational maintenance contribution based on the format of the original invoice presented, but that per the updated invoice, \$38,099.32 still remains due. Mr. Page noted that the updated invoice likely just needs clarification or formatting adjustments, as it is expected that Council expended more than the \$130,000 total amount invoiced for maintenance of District recreational facilities.

Following discussion, it was moved by Director Perry, seconded by Director Ware and unanimously carried, that (i) the Bookkeeper's Report be approved, as presented, and the disbursements listed therein be approved for payment, with the addition of check no. 6027 in the amount of \$38,099.32, for payment of the remainder of the District's annual recreational maintenance contribution to Council, and (ii) Artesian be authorized to hold said check no. 6027 until SPH has confirmed with Council that the outstanding amount owed by the District is correct.

Director Dickey then addressed Ms. Johnston with concerns regarding the security of the District's funds, and inquired whether there are security measures in place to protect the District's accounts from fraudulent activity, such as cyber-hacking. Following discussion, Ms. Johnston responded that she would ask Ms. Rickert to attend the Board's July or August meeting to discuss the matter further.

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 May 31, 2025, including the disbursements presented for approval, and a Delinquent Collections Listing as of May 31, 2025, copies of which are attached hereto as **Exhibit C**. Following discussion, Director Perry moved that the Tax Assessor-Collector Monthly Report be approved, and the disbursements identified therein be authorized for payment. Director Ware seconded said motion, which carried unanimously.

DELINQUENT TAX COLLECTIONS

Mr. Page presented to and reviewed with the Board the Delinquent Tax Collections Report received from Perdue, Brandon, Fielder, Collins & Mott, L.L.P., delinquent tax attorneys for the District, a copy of which is attached hereto as **Exhibit D**. Mr. Page noted that no action was required by the Board in connection with the Delinquent Tax Collections Report.

ENGINEER'S REPORT

Mr. Gutowsky presented to and reviewed with the Board the Engineer's Report dated June 12, 2025, a copy of which is attached hereto as **Exhibit E**, including the pay estimates listed therein. Mr. Gutowsky then presented for the Board's acceptance (i) an Abandonment and Reconveyance of Easement to serve North Bridgeland Lake Parkway, Section 6, and (ii) an Irrigation Easement to serve North Bridgeland Lake Parkway Street Dedication, Section 6.

Mr. Gutowsky then provided the Board with an update relative to the repair of the washed out areas located along the District's Cypress Creek trail. In connection therewith, Mr. Gutowsky reported that BGE is in communications with the Harris County Flood Control District regarding the mitigation of erosion along Cypress Creek. He advised the Board that Delta West has submitted a proposal for the installation of cedar fencing along the washed out area of the Cypress Creek trail in the approximate amount of \$3,300. He noted that this work would not address the washout, but simply restrict access to the area in response to safety concerns. The Board considered and discussed alternative options for the repair of the washed out areas along Cypress Creek trail, and expressed an interest in receiving additional information regarding the possible repair of Cypress Creek trail with rip-rap.

Mr. Page reminded the Board that it previously authorized the engagement of a diver to inspect each of the District's Irrigation Pump Station ("IPS") intakes and remove any sediment deposits and/or make any necessary repairs in an amount not to exceed \$5,000. In that regard, Mr. Page reported that the diver inspection and sediment removal/intake repairs were completed at the District's IPS Nos. 1, 2, 3 and 4, but that the final cost of such work exceeded the amount previously authorized. He requested that the Board ratify the final cost of the diver inspection and sediment removal/intake repairs at the District's IPS Nos. 1, 2, 3 and 4.

Following discussion, it was moved by Director Perry, seconded by Director Ware and

unanimously carried, that: (i) the Engineer's Report and the action items listed therein be approved, including the acceptance of the Abandonment and Reconveyance of Easement and the Irrigation Easement, as recommended by BGE; (ii) Directors Dickey and Sillman be authorized to take any action necessary, on behalf of the Board and the District, with respect to the repair of the washed out areas along Cypress Creek trail at a cost not to exceed \$20,000; and (iii) the prior completion of the diver inspection and sediment removal/intake repairs at the District's IPS Nos. 1, 2, 3 and 4 be approved and ratified in all respects.

BOND APPLICATION REPORT FOR ISSUANCE OF \$5,500,000 UNLIMITED TAX BONDS, SERIES 2025 (THE "SERIES 2025 BONDS")

The Board considered the status of approval of the District's issuance of the Series 2025 Bonds by the Texas Commission on Environmental Quality ("TCEQ"). In connection therewith, Mr. Page reminded the Board that the Bond Application Report for the Series 2025 Bonds was filed with the TCEQ on April 22, 2025, and declared administratively complete on April 25, 2025. He then advised that the District's financial advisor has requested that the Board adopt a Resolution Requesting Appraisal of District Property as of July 1, 2025, from the Harris Central Appraisal District. Following discussion, Director Perry moved that the Resolution Requesting Appraisal of District Property attached hereto as **Exhibit F**, be approved. Director Ware seconded said motion, which unanimously carried.

OPERATIONS AND MAINTENANCE

Ms. Johnson presented to and reviewed with the Board the Operations and Maintenance Report for the month of May 2025, a copy of which is attached hereto as **Exhibit G**, and reviewed the charges, related repairs and make-up well pumpage listed therein.

Ms. Johnson then presented to and reviewed with the Board proposals for the repair or replacement of the Booster Pump No. 1 and Booster Pump No. 4 motors at IPS No. 3, copies of which are included in the Operations and Maintenance Report. She advised that Inframark recommends the replacement of such motors by Northside Electric, and noted the cost for such work in the approximate amount of \$16,167.00 per motor.

Ms. Johnson next presented to and reviewed with the Board a proposal prepared by Southern Flowmeter, Inc. for the replacement of the flowmeter at IPS No. 4 in the amount of \$11,842.00, a copy of which is included in the Operations and Maintenance Report.

Ms. Johnson next presented to and reviewed with the Board proposals for the replacement of the wafer valves at IPS Nos. 3 and 4, copies of which are included in the Operations and Maintenance Report, and noted that such work is estimated to cost approximately \$3,950.00 for each IPS.

Following discussion, it was moved by Director Perry, seconded by Director Sillman and unanimously carried, that the Operations and Maintenance Report and the action items listed therein be approved, including (i) the replacement of the Booster Pump Nos. 1 and 4 motors at IPS No. 3 by Northside Electric at the cost of approximately \$16,167.00 per motor, (ii) the replacement

of the flowmeter at IPS No. 4 by Southern Flowmeter, Inc. at a cost of approximately \$11,842.00, and (iii) the replacement of the wafer valves at IPS Nos. 3 and 4 at the cost of approximately \$3,950.00 per IPS.

CRITICAL LOAD STATUS

Mr. Page next advised that Section 13.1396 of the Texas Water Code, as amended, requires the District to update its information identifying the location and description of facilities that have qualified for critical load status and its information regarding emergency contacts (a) annually to each electric utility that provides transmission and distribution service to the District and each retail electric provider that sells power to the District, and (b) immediately upon any change in the information to the above entities, as well as to the office of emergency management of Harris County, the Public Utility Commission of Texas, and the division of emergency management of the governor. In that regard, Ms. Johnson presented to and reviewed with the Board correspondence confirming that Inframark submitted the required information to the appropriate regulatory entities on May 22, 2025, on behalf of the Board and the District. A copy of said correspondence is attached hereto as **Exhibit H**. It was noted that no further action was required by the Board in connection with this matter.

DETENTION FACILITY AND GROUNDS MAINTENANCE

The Board next discussed general maintenance matters for the District. Director Sillman provided the Board with an update relative to the status of District tree maintenance. In connection therewith, Director Sillman reported that the maintenance of the trees surrounding the District's lakes is nearly complete. He then inquired whether the Board desired to engage a contractor to grind down any remaining tree stumps in the District. Mr. Page suggested that the Board could consider entering into a Master Stand-By Services Agreement with Garden Oaks Tree Service LLC (formerly, MG2 Tree Service, LLC) to serve as the District's go-to provider for tree maintenance services moving forward. Following discussion, it was moved by Director Perry, seconded by Director Ware and unanimously carried, that (i) SPH be authorized to prepare a Master Stand-By Services Agreement between the District and Garden Oaks Tree Service LLC, for the District's tree maintenance services, and (ii) Director Sillman be authorized to review and approve such Agreement, on behalf of the Board and the District, including a Work Order for stump grinding throughout the District.

DEVELOPER'S REPORT

Ms. Baker presented to and reviewed with the Board the home inventory report through May 2025, as prepared by the Developer, a copy of which is attached hereto as **Exhibit I**. Ms. Baker then provided an update regarding the commercial activity in the Bridgeland community. It was noted that no action was required by the Board in connection with the Developer's Report.

RESIDENT COMMUNICATIONS AND EMERGENCY MATTERS

The Board considered committee discussions relating to resident communications and emergency matters. In connection therewith, the Board noted no updates at this time.

WEBSITE UPDATES

The Board considered updates to the District's website. The Board noted that, except as discussed in connection with the Veterans Memorial, it had nothing new to discuss with respect to such matters at this time.

AUTHORIZE COMPLETION, EXECUTION AND FILING WITH THE SECRETARY OF STATE OF A VOTING SYSTEM ANNUAL FILING FORM

The Board considered authorizing the completion, execution and filing with the Secretary of State of a Voting System Annual Filing Form relative to District elections. Mr. Page advised that, pursuant to the Texas Election Code, each political subdivision in the State of Texas is required to complete and file said Form with the Secretary of State's office. After discussion, Director Perry moved that SPH be authorized to complete and execute the Voting System Annual Filing Form and file same with the Secretary of State's Office on behalf of the Board and the District. Director Ware seconded said motion, which carried unanimously.

RECORDS DESTRUCTION REQUEST

Mr. Page advised the Board that the District's Records Retention Schedules adopted in connection with its Records Management Program require that certain records of the District be retained only for specific periods of time based on the type of record. As an example, he explained that notes taken during meetings which are used to prepare the official minutes of Board meetings are to be retained for ninety days after approval of such minutes by the Board. He next presented a request from the District's Records Management Officer for approval to destroy certain records (which will not be scanned in and stored electronically) in accordance with the District's Records Retention Schedules. A copy of the subject request is attached hereto as **Exhibit J** (the "Request"). After discussion on the matter, Director Perry moved that SPH be authorized to destroy the records described in the Request. Director Ware seconded said motion, which unanimously carried.

ATTORNEY'S REPORT

The Board considered the attorney's report. Mr. Page presented to and reviewed with the Board the Tenth Year Arbitrage Rebate Report prepared by Arbitrage Compliance Specialists, Inc. ("ACS") for the District's \$4,940,000 Unlimited Tax Refunding Bonds, Series 2015, a copy of which is attached hereto as **Exhibit K**. It was noted that no action was required by the Board in connection with such Report, and no payment is due to the Internal Revenue Service at this time.

FUTURE AGENDA ITEMS

The Board concurred that the next regular meeting scheduled for July 10, 2025, be rescheduled to Thursday, July 17, 2025, at 11:00 a.m.

ADJOURNMENT

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





Secretary

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 157

LIST OF ATTACHMENTS TO MINUTES

June 12, 2025

Exhibit A –	Bookkeeper's Report
Exhibit B –	Updated Invoice for Annual Recreational Maintenance Contribution
Exhibit C –	Tax Assessor-Collector's Report
Exhibit D –	Delinquent Tax Collections Report
Exhibit E –	Engineer's Report
Exhibit F –	Resolution Requesting Appraisal of District Property as of July 1, 2025
Exhibit G –	Operations and Maintenance Report
Exhibit H –	Critical Load Status
Exhibit I –	Home Inventory Report through May 2025
Exhibit J –	Records Destruction Request
Exhibit K –	Tenth Year Arbitrage Rebate Report for the District's \$4,940,000 Unlimited Tax Refunding Bonds, Series 2015