

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 157

Minutes of Meeting of Board of Directors

August 14, 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 August 14, 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:

Benjamin Judd, Vice President
Chad Sillman, Secretary
Keith D. Perry, Assistant Secretary
Shane Ware, Assistant Secretary

and all of said persons were present, thus constituting a quorum.

Also present were Will Gutowsky of BGE, Inc. ("BGE"); Mackenzie Johnson and Lindsey DeLong of Inframark, LLC ("Inframark"); Isabel Mata of Wheeler & Associates, Inc. ("Wheeler"); Tina Johnston and Teresa Roberts of Artesian Financial Services ("Artesian"); Paulina Baker of Howard Hughes Holdings, Inc. on behalf of Bridgeland Development, LP (the "Developer"); Avni Patel of Forvis Mazars, LLP ("Forvis Mazars"); Cameron C. Dickey, former Board member; Bobby Reynolds and Emilio Rodriguez, on behalf of The Bridgeland Community Supports Veterans, Inc. (the "Veterans Group"); and Mitchell G. Page 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. There being no public comments offered, the Board continued to the next item of business.

APPROVAL OF MINUTES

The Board considered the approval of the draft minutes of its meetings held on May 20, 2025, and June 12, 2025. Following review and discussion, Director Sillman moved that the minutes of the May 20, 2025, and June 12, 2025, Board meetings be approved, as written. Director Ware seconded the motion, and with Directors Sillman, Ware and Perry voting in favor, and Director Judd abstaining, the motion carried.

RESIGNATION OF DIRECTOR DICKEY

Mr. Page advised the Board that Mr. Dickey submitted a letter of resignation from the

Board of Directors, effective as of August 3, 2025. A copy of said resignation letter is attached hereto as **Exhibit A**. Mr. Page reported that Mr. Dickey had been selected to fill a vacancy on the Harris County Emergency Services District No. 9 ("ESD 9") board of commissioners. Due to the state constitution's prohibition on dual office holding, Mr. Dickey coordinated with SPH to submit such resignation letter prior to taking office as an ESD 9 commissioner. Mr. Dickey then addressed the Board and those in attendance, noting his intention to remain involved in District matters in the near term. The Board thanked Mr. Dickey for his years of dedicated service to the District and its residents.

REORGANIZATION OF THE BOARD AND ELECTION OF OFFICERS

The Board next considered the reorganization of the Board and the election of officers. After discussion, it was moved by Director Perry, seconded by Director Sillman and unanimously carried, that Director Judd be elected President of the Board, that Director Sillman be elected Vice President of the Board, that Director Ware be elected Secretary of the Board, and that Director Perry continue in his office of Assistant Secretary.

DISTRICT REGISTRATION FORM

The Board next considered the approval of a District Registration Form, as required by the Texas Commission on Environmental Quality (the "TCEQ"). Mr. Page explained that, in accordance with the Texas Water Code, special districts are required to file names, mailing addresses, officer positions and terms of new directors with the TCEQ within thirty days after an election or appointment. He advised that, with the Board's approval, SPH will complete the District Registration Form to reflect the resignation of Director Dickey and the reorganization of the Board, and file same with the TCEQ, as required. After further discussion on the matter, Director Sillman moved that the Board authorize SPH to complete the District Registration Form and file same with the TCEQ, as discussed. Director Ware seconded said motion, which unanimously carried.

MATTERS RELATED TO THE SALE AND ISSUANCE OF THE DISTRICT'S PROPOSED \$5,500,000 UNLIMITED TAX PARK BONDS, SERIES 2025

After noting that the District's financial advisor, John Howell of The GMS Group, LLC ("GMS") had not yet arrived to the meeting, the Board concurred to defer its consideration of matters related to the sale and issuance of the District's proposed \$5,500,000 Unlimited Tax Park Bonds, Series 2025 (the "Park Bonds") until after Mr. Howell's arrival.

VETERANS MEMORIAL

The Board next considered the status of the proposed construction of Veterans Memorial. In connection therewith, Mr. Page advised the Board that, although Mr. Dickey has resigned from the Board, he wishes to offer his continued assistance with the Veterans Memorial project until its completion. He further advised that state law prohibits the District from directly contracting with Mr. Dickey for such services, but that the Board could instead form an ad-hoc committee consisting of Mr. Dickey and one or two Board members to manage the Veterans Memorial project between Board meetings. Following discussion, it was moved by Director Sillman, seconded by

Director Ware and unanimously carried, that an ad-hoc committee consisting of Mr. Dickey, Director Perry and Director Sillman be formed for the managing of the Veterans Memorial project between Board meetings, including coordination with the Veteran's Group, as appropriate.

Mr. Howell entered the meeting at this time.

Mr. Dickey then provided the Board with an update relative to the design and construction of Veteran's Memorial. In connection therewith, Mr. Dickey presented and reviewed various materials depicting proposed design elements for the monumental portion of Veterans Memorial. Following discussion, it was noted that no action was required by the Board in connection with this matter at this time. Mr. Dickey noted that he plans to attend monthly Board meetings going forward to provide updates regarding the Veteran's Memorial.

Mr. Dickey, Mr. Reynolds and Mr. Rodriguez exited the meeting at this time.

MATTERS RELATED TO THE SALE AND ISSUANCE OF THE DISTRICT'S PROPOSED \$5,500,000 UNLIMITED TAX PARK BONDS, SERIES 2025 (CONT'D)

In connection with the District's proposed sale and issuance of the Park Bonds, Mr. Page presented to and reviewed with the Board the final TCEQ Order and Technical Memorandum approving the issuance of the Park Bonds, a copy of which is attached hereto as **Exhibit B**. Mr. Page then discussed the proposed schedule for the issuance of the Park Bonds.

Mr. Howell next presented to and reviewed with the Board a Municipal Securities Rulemaking Board ("MSRB") Rule G-23 disclosure letter prepared by GMS regarding its representation of the District in connection with the District's issuance of the Park Bonds. A copy of said disclosure letter is attached hereto as **Exhibit C**. Following discussion, Director Sillman moved that the MSRB Rule G-23 disclosure letter be approved, as presented, and that the President be authorized to execute same on behalf of the Board and the District. Director Ware seconded said motion, which unanimously carried.

PRELIMINARY OFFICIAL STATEMENT AND OFFICIAL NOTICE OF SALE

Mr. Howell next presented and reviewed with the Board the proposed Preliminary Official Statement and Official Notice of Sale in connection with the Park Bonds, copies of which are attached hereto as **Exhibit D**. Mr. Howell noted that a footnote has been added regarding the setting of the District's 2025 tax rate, which has not yet occurred. He then presented to and reviewed with the Board a handout with preliminary comments in connection with the upcoming setting of the District's 2025 tax rate, a copy of which is attached hereto as **Exhibit E**. He noted that no action was required by the Board in connection with said handout. Following discussion, Director Sillman moved that, subject to final review by SPH and the District's consultants, the offering documents be approved, completed and distributed in anticipation of the sale of the Park Bonds, and that such Preliminary Official Statement and Official Notice of Sale be deemed to be final for all purposes, with the exception of any additional materials or information relating to subsequent material events, offering prices, interest rates, selling compensation, identity of the underwriters, aggregate principal amounts and other similar information, and terms and provisions

to be specified in the competitive bidding process. The motion was seconded by Director Ware and unanimously carried.

AUTHORIZE THE FINANCIAL ADVISOR TO ADVERTISE FOR THE SALE OF THE PARK BONDS

The Board considered authorizing GMS to advertise for the sale of the Park Bonds. Following discussion, Director Sillman moved that the Board authorize GMS to advertise for the sale of the Park Bonds in accordance with the Official Notice of Sale. Director Ware seconded said motion, which unanimously carried.

APPROVE DESIGNATION OF PAYING AGENT/REGISTRAR IN CONNECTION WITH THE PARK BONDS

The Board next considered the designation of a Paying Agent/Registrar in connection with the Park Bonds. Mr. Page noted that The Bank of New York Mellon Trust Company, N.A. acts as Paying Agent/Registrar for the District's outstanding bonds, and has proposed to act in such capacity for the Park Bonds. Following discussion, Director Sillman moved that the Board designate The Bank of New York Mellon Trust Company, N.A. as Paying Agent/Registrar in connection with the issuance of the Park Bonds. Director Ware seconded said motion, which unanimously carried.

ATTORNEY GENERAL'S FEE

After further discussion concerning the sale and issuance of the Park Bonds, Director Sillman moved that Artesian be authorized to issue a wire transfer of funds in the amount of \$5,500.00 to the Attorney General of Texas for payment of its review fees in connection with the Transcript of Proceedings to be submitted by SPH following the sale of the Park Bonds. Director Ware seconded the motion, which carried unanimously.

ENGAGEMENT OF AUDITOR

Mr. Page next advised the Board that it will need to engage an auditing firm to prepare the agreed-upon procedures in connection with the District's disbursement of funds to the Developer out of the proceeds from the Park Bonds. In that regard, Ms. Patel presented to and reviewed with the Board an engagement letter prepared by Forvis Mazars for such services, a copy of which is attached hereto as **Exhibit F**. Following discussion, it was moved by Director Sillman, seconded by Director Ware and unanimously carried, that (i) Forvis Mazars be engaged to prepare the agreed-upon procedures in connection with the Park Bonds, as discussed, (ii) the President be authorized to execute the engagement letter submitted by Forvis Mazars in connection therewith, on behalf of the Board and District, and (iii) SPH be authorized to acknowledge the Texas Ethics Commission Form 1295 submitted by Forvis Mazars in connection therewith, as required.

BOOKKEEPER'S REPORT

Ms. Johnston presented to and reviewed with the Board the Bookkeeper's Report dated August 14, 2025, a copy of which is attached hereto as **Exhibit G**, including the disbursements

and wire transfers presented for approval. During such review, the Board requested that a separate account be created for the Veteran's Memorial project funds. Following discussion, it was moved by Director Sillman, 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, (ii) Artesian be authorized to create a separate account for the Veteran's Memorial project, and transfer \$500,000 of District funds into such account, and (iii) Artesian be authorized to proceed with the purchase of a new CDAR with a term of twenty-six (26) weeks.

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 July 31, 2025, including the disbursements presented for approval, and a Delinquent Collections Listing as of July 21, 2025, copies of which are attached hereto as **Exhibit H**. Following discussion, Director Sillman 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.

Ms. Mata additionally presented to and reviewed with the Board an updated H-E-B Taxable Value Analysis for Tax Year 2024, a copy of which is included in **Exhibit H**. Following discussion, it was noted that no action was required by the Board in connection with said Analysis.

DELINQUENT TAX COLLECTIONS

The Board deferred consideration of a Delinquent Tax Report, as it was noted that no report was received nor was due at this time from Perdue, Brandon, Fielder, Collins & Mott, L.L.P., delinquent tax attorneys for the District.

ENGINEER'S REPORT

Mr. Gutowsky presented to and reviewed with the Board the Engineer's Report dated August 14, 2025, a copy of which is attached hereto as **Exhibit I**, including the change order listed therein. Mr. Gutowsky then presented for the Board's acceptance (i) an Abandonment and Reconveyance of Easement to serve Bridgeland Phase 6B Detention, and (ii) a Temporary Drainage, Detention and Recreational Facilities Easement to serve Bridgeland Central, Section 4. Following discussion, it was moved by Director Sillman, seconded by Director Ware and unanimously carried, that the Engineer's Report and the action items listed therein be approved, including the Abandonment and Reconveyance of Easement to serve Bridgeland Phase 6B Detention, and the Temporary Drainage, Detention and Recreational Facilities Easement to serve Bridgeland Central, Section 4.

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 reviewed with the Board two (2) quotes obtained by BGE for repair of the erosion along the Cypress Creek trail, including (i) a quote from Delta West Environmental in the amount of \$60,000, and (ii) a quote from 3SB in the amount of \$56,000. Following discussion, it was moved by Director Sillman, seconded by Director Ware and unanimously carried, that the Board accept

the quote submitted by 3SB for erosion repairs along the Cypress Creek trail in the amount of \$56,000.

Mr. Gutowsky next addressed the Board concerning erosion reported around the weir wall located in the amenity pond near Fry Road and Bridgeland Creek Parkway. In connection therewith, Mr. Gutowsky reviewed with the Board a quote provided by Delta West Environmental for repair of the eroded areas around the weir wall in the amount of \$16,850. Following discussion, it was moved by Director Sillman, seconded by Director Ware and unanimously carried, that BGE be authorized to repair the eroded areas around the weir wall in an amount not to exceed \$16,850, but requested that BGE solicit additional quotes for such work in hopes of achieving a lower cost amount before accepting the quote from Delta West Environmental.

Mr. Gutowsky next advised the Board that the inlet and associated piping located behind a residence on Williams Elm Drive is in need of repairs. He then reviewed with Board a quote provided by Inframark for the repair of washed out areas within the inlet and the replacement of the associated piping system at the estimated cost of \$24,500. Following discussion, it was moved by Director Sillman, seconded by Director Ware and unanimously carried, that Inframark be authorized to proceed with the repair of the inlet and the replacement of the associated piping system at the estimated cost of \$24,500.

Mr. Gutowsky next provided the Board with an update relative to the Irrigation Pump Station No. 1 ("IPS No. 1") and Irrigation Pump Station No. 4 ("IPS No. 4") Improvements Projects. In connection therewith, Mr. Gutowsky advised the Board that BGE met with Inframark electricians to assess the improvements needed at IPS No. 1 and IPS No. 4, and that BGE will prepare bid packages accordingly. He then requested that the Board authorize BGE to (i) proceed with the preparation of bid packages for the IPS No. 1 and IPS No. 4 Improvements Projects, and (ii) advertise for bids for such Improvements Projects upon completion of said bid packages. Following discussion, it was moved by Director Sillman, seconded by Director Ware and unanimously carried, that BGE be authorized to (i) proceed with the preparation of bid packages for the IPS No. 1 and IPS No. 4 Improvements Projects, and (ii) advertise for bids for such Projects upon completion of the bid packages for same.

OPERATIONS AND MAINTENANCE

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

Ms. DeLong then presented to and reviewed with the Board a proposal for the removal and replacement of the outdated Verbatim autodialer located at the Cypress Creek Pump Station with a new FleetZOOM monitoring system for the approximate cost of \$5,200. A copy of such proposal is included in the Operations and Maintenance Report. Following discussion, it was moved by Director Sillman, seconded by Director Ware and unanimously carried, that the proposal for the removal and replacement of the Verbatim autodialer located at the Cypress Creek Pump Station be approved, as presented.

Ms. DeLong next presented to and reviewed with the Board a proposed Pump Station

Maintenance Schedule ("PM Schedule") prepared by Inframark, a copy of which is included in the Operations and Maintenance Report. Ms. DeLong explained that the proposed PM Schedule provides Inframark's recommendations for scheduled maintenance at each of the District's pump stations. The Board discussed the proposed PM Schedule at length. Following discussion, the Board concurred to discuss the matter further over the coming months in hopes of developing a more refined maintenance plan for future use. It was noted that no action was taken by the Board in connection with this matter at this time.

DETENTION FACILITY AND GROUNDS MAINTENANCE

The Board next discussed general maintenance matters for the District. In connection therewith, Mr. Page presented to and reviewed with the Board a proposed Master Stand-By Services Agreement between the District and Garden Oaks Tree Service LLC (formerly, MG2 Tree Service, LLC) for the District's tree maintenance services, a copy of which is attached hereto as **Exhibit K**. Following discussion, it was moved by Director Sillman, seconded by Director Ware and unanimously carried, that the Master Stand-By Services Agreement between the District and Garden Oaks Tree Service LLC, be approved, and that the President be authorized to execute same on behalf of the Board and the District.

DEVELOPER'S REPORT

Ms. Baker presented to and reviewed with the Board the home inventory reports through June 2025 and July 2025, as prepared by the Developer, copies of which are attached hereto as **Exhibit L**. 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, Director Perry addressed the Board concerning reports of motorized vessels in use on the amenity lakes in Bridgeland. Following discussion, the Board concurred to raise the issue with Harris County Water Control and Improvement District No. 159 and consider the potential implementation of a uniformed rule set regarding the use of motorized vessels on the amenity lakes in Bridgeland.

PROCESS AND PROCEDURES TO FILL VACANCY ON THE BOARD

The Board discussed the process and procedures for filling the current vacancy on the Board. Following discussion, the Board concurred to publish notice of the vacant position on the District's website inviting interested parties to apply for the vacant position via email over the next three (3) weeks. The Board noted that those who submit applications for the vacant position within the requested three (3) week timeframe should be invited to attend next month's meeting for an interview with the Board.

WEBSITE UPDATES

The Board considered updates to the District's website. The Board noted that, except as previously discussed in connection with the process for filling the vacancy on the Board, it had nothing new to discuss with respect to website matters at this time.

ATTORNEY'S REPORT

The Board next considered the Attorney's Report. In connection therewith, Mr. Page presented to and reviewed with the Board 89th Legislative Session Report prepared by SPH, a copy of which is attached hereto as **Exhibit M**. No action was required by the Board in connection with such Report.

Mr. Page next presented to and reviewed with the Board correspondence received from the Harris Central Appraisal District ("HCAD") requesting nominations to fill a vacancy on the HCAD Board of Directors caused by the resignation of a director, a copy of which is attached hereto as **Exhibit N**. Following discussion, it was noted that no action was taken by the Board in connection with the presented correspondence at this time.

Mr. Page next presented to and reviewed with the Board a Notice of Public Hearing received from the City of Houston regarding proposed 2025 Major Thoroughfare and Freeway Plan (MTFP) Amendments, a copy of which is attached hereto as **Exhibit O**. Following discussion, it was noted that no action was required by the Board in connection with this matter.

FUTURE AGENDA ITEMS

The Board considered matters for placement on future agendas. In connection therewith, Director Judd advised the Board that he now has a reoccurring scheduling conflict on the second Thursday of each month, and inquired whether the other Board members would be amenable to changing the District's regular meeting date to the second Friday of each month at 11:00 a.m. Following discussion, the Board concurred that the next regular meeting scheduled for Thursday, September 11, 2025, be rescheduled to Friday, September 12, 2025, at 11:00 a.m., and noted that the Board would further consider alternative regular meeting dates at the September 12th meeting.

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.





Secretary

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 157

LIST OF ATTACHMENTS TO MINUTES

August 14, 2025

Exhibit A –	Resignation Letter of Cameron C. Dickey
Exhibit B –	TCEQ Order and Technical Memorandum
Exhibit C –	MSRB Rule G-23 Disclosure Letter
Exhibit D –	Preliminary Official Statement and Official Notice of Sale
Exhibit E –	General Comments Regarding Upcoming Tax Rate Discussion
Exhibit F –	Engagement Letter by Forvis Mazars, LLP
Exhibit G –	Bookkeeper's Report
Exhibit H –	Tax Assessor-Collector's Report
Exhibit I –	Engineer's Report
Exhibit J –	Operations and Maintenance Report
Exhibit K –	Master Stand-By Services Agreement between the District and Garden Oaks Tree Service LLC
Exhibit L –	Home Inventory Reports through June 2025 and July 2025
Exhibit M –	89 th Legislative Session Report
Exhibit N –	Correspondence regarding Nominations to Fill a Vacancy on the Harris Central Appraisal District Board of Directors Caused by Resignation of a Director
Exhibit O –	Notice of Public Hearing from the City of Houston regarding Proposed 2025 Major Thoroughfare and Freeway Plan (MTFP) Amendments