

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

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

November 13, 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 November 13, 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, President  
Chad Sillman, Vice President  
Shane Ware, Secretary  
Keith D. Perry, Assistant Secretary  
Kenneth Weston, Assistant Secretary

and all of said persons were present, with the exception of Director Perry, thus constituting a quorum. Director Judd participated in the meeting via video conference.

Also present were Will Gutowsky, Ethan Condiff and Chris Patterson of BGE, Inc. ("BGE"); Lindsey DeLong of Inframark, LLC ("Inframark"); Isabel Mata of Wheeler & Associates, Inc. ("Wheeler"); Tina Johnston of Artesian Financial Services ("AFS"); Brian Krueger of Forvis Mazars, LLP ("Forvis Mazars"); Paulina Baker of Howard Hughes Holdings, Inc., on behalf of Bridgeland Development, LP (the "Developer"); Rodney Patton and Dror Negbi of Netafim Irrigation, Inc. ("Netafim"); Kay Burkhalter, on behalf of The Bridgeland Community Supports Veterans, Inc. (the "Veterans Group"); Cameron Dickey, former Board member and liaison with the Veterans Group; and Mitchell G. Page and Peyton McKelvey of Schwartz, Page & Harding, L.L.P. ("SPH").

At the request of the President, the Vice President presided over the meeting. The Vice President then 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 October 10, 2025, and October 16, 2025. Following review and discussion, Director Ware moved that the minutes of the October 10, 2025, and October 16, 2025, Board meetings be approved, as written. Director Weston seconded the motion, which unanimously carried.

## **VETERANS MEMORIAL**

The Board next considered the status of the proposed construction of the Veterans Memorial Park project. In connection therewith, Mr. Patterson gave a presentation to the Board regarding the current plans for the design, landscaping and monumentation at the Veterans Memorial Park, a copy of which is attached hereto as **Exhibit A**. Mr. Patterson noted that BGE is aiming to have the Veterans Memorial Park project completed by Veteran's Day 2026. The Board asked various questions, to which Mr. Patterson responded.

Mr. Dickey next presented to and discussed with the Board a handout detailing various items for additional discussion and decision making in connection with the Veterans Memorial Park, a copy of which is attached hereto as **Exhibit B**. The Board reviewed the items set forth in such handout in detail and asked various questions, to which Mr. Dickey responded. Ms. Burkhalter provided a few additional comments regarding certain elements of the project's design. Following discussion, it was noted that no action was required by the Board in connection with the Veterans Memorial Park project at this time.

Mr. Dickey and Mr. Patterson exited the meeting at this time.

## **APPROVAL OF PAYMENTS TO DEVELOPER WITH PROCEEDS OF THE DISTRICT'S \$5,500,000 UNLIMITED TAX PARK BONDS, SERIES 2025 (THE "BONDS")**

The Board considered the approval of an agreed-upon procedures report (the "AUP Report") prepared by Forvis Mazars in connection with the disbursement of proceeds of the Bonds. In connection therewith, Mr. Krueger presented to and reviewed with the Board the AUP Report for the Bonds, a copy of which is attached hereto as **Exhibit C**. Following review and discussion, it was moved by Director Ware, seconded by Director Weston and unanimously carried, that the AUP Report be approved and the disbursement of the proceeds of the Bonds in accordance therewith be authorized, subject to the District's prior receipt of an executed Developer Receipt for same.

## **REVIEW, APPROVAL AND AUTHORIZATION OF THE FILING OF INTERNAL REVENUE SERVICE FORM 8038-G RELATIVE TO THE BONDS**

The Board considered the execution and filing of an Internal Revenue Service Form 8038-G relative to the Bonds. Following discussion, Director Ware moved that (i) the Internal Revenue Service Form 8038-G be approved, as presented, (ii) the Vice President be authorized to execute same, on behalf of the Board and the District, and (iii) SPH be authorized and directed to file same with the Internal Revenue Service by the applicable deadline. Director Weston seconded said motion, which unanimously carried.

## **REVIEW AND DISCUSSION OF CORRESPONDENCE FROM BOND COUNSEL REGARDING EXPENDITURE AND INVESTMENT OF BOND PROCEEDS AND INTERNAL REVENUE SERVICE RESTRICTIONS ON SAME**

Mr. Page next presented and reviewed correspondence to the Board from SPH, as Bond Counsel for the District, regarding certain provisions of the federal tax law and regulations of the Internal Revenue Service pertaining to the expenditure and investment of proceeds of the Bonds, a copy of which is attached

hereto as **Exhibit D**. In connection therewith, Mr. Page advised the Board that certain periodic reviews and reports are required to monitor compliance with the requirements set forth therein, and that arbitrage rebate or yield reduction payments could be required to be made based on said review and reports. Mr. Page also advised the Board that the District's bookkeeper would monitor investment rates and that the District's financial advisor would review the debt service fund balance and coverage in connection with the annual tax rate recommendation.

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

Mr. Page presented and discussed with the Board an Amendment to the District's Second Amended and Restated District Information Form relative to the issuance of the Bonds. Following discussion, Director Ware moved that said Amendment be approved, and that the Board members present be authorized to execute same on behalf of the Board and the District. Director Weston seconded said motion which carried unanimously.

#### **CONSIDER AND ACT UPON ANY OTHER MATTERS IN CONNECTION WITH THE ISSUANCE OF THE DISTRICT'S BONDS**

As the next order of business, the Board considered the approval of various documentation in connection with the closing of the Bonds. In that regard, Mr. Page presented and reviewed such documentation in detail with the Board, including the No-Litigation Certificate, the District's Receipt, and the Federal Tax Certificate, and advised that the closing on the Bonds is scheduled for Wednesday, November 19, 2025, at 10:00 a.m., Houston, Texas time. Following discussion, it was moved by Director Ware, seconded by Director Weston and unanimously carried, that the aforementioned documentation be approved by the Board, the Vice President and Secretary be authorized to execute same on behalf of the Board and the District, and SPH be authorized to deliver same, as appropriate, at the closing of the Bonds.

#### **BOOKKEEPER'S REPORT**

Ms. Johnston presented to and reviewed with the Board the Bookkeeper's Report dated November 13, 2025, a copy of which is attached hereto as **Exhibit E**, including the disbursements and wire transfers presented for approval. Following discussion, it was moved by Director Ware, seconded by Director Weston and unanimously carried, that the Bookkeeper's Report be approved, as presented, and the disbursements listed therein be approved for payment.

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

## **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 November 13, 2025, a copy of which is attached hereto as **Exhibit G**, including the pay estimate listed therein.

A discussion next ensued regarding the Irrigation Pump Station Nos. 1 and 4 Improvements Project (the "Improvements Project"). In connection therewith, Mr. Gutowsky advised the Board that the Developer has offered to finance the Improvements Project for the District, and noted that said Improvements Project will likely be included in a future bond issue for Developer reimbursement.

Following discussion, it was moved by Director Ware, seconded by Director Weston and unanimously carried, that the Engineer's Report and the action items listed therein be approved, and that BGE be authorized to structure the construction contract for the Improvements Project for funding by the Developer, as discussed.

## **OPERATIONS AND MAINTENANCE**

Ms. DeLong presented to and reviewed with the Board the Operations and Maintenance Report for the month of October 2025, a copy of which is attached hereto as **Exhibit H**, and reviewed the charges, related repairs and make-up well pumpage listed therein. Following discussion, it was noted that no action was required by the Board in connection with the Operations and Maintenance Report.

Mr. Patton next addressed the Board regarding the filtration systems serving the District's Irrigation Pump Stations. In connection therewith, Director Judd expressed concerns regarding the frequency in which the filtration systems require maintenance and/or repairs, and inquired whether the District has the appropriate equipment in place to achieve optimal filtration. Mr. Patton and Mr. Negbi explained the overall function of the filtration system, and offered suggestions to improve the functionality of the District's filtration systems. After discussing the matter in great detail, Mr. Negbi advised the Board that he would provide photos of sample flotation devices for the filtration systems' intake hoses for the Board's review and consideration. It was noted that no 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. In connection therewith, Mr. Page presented to and reviewed with the Board a 2026 Landscape Management Budget forecast, as prepared by The Spencer Company, a copy of which is attached hereto as **Exhibit I**. Following review and discussion, it was noted that no action was required by the Board in connection with this matter, as the District's contract with The Spencer Company would be amended as necessary to incorporate the additional work areas reflected in the budget forecast when projects are actually completed and assumed

for maintenance by the District.

### **DEVELOPER'S REPORT**

Ms. Baker presented to and reviewed with the Board the home inventory report through October 2025, as prepared by the Developer, a copy of which is attached hereto as **Exhibit J**. Ms. Baker then provided an update regarding the commercial activity in the Bridgeland community. Following discussion, 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 noted that it had nothing new to discuss with respect to committee discussions relating to resident communications and emergency matters at this time.

### **WEBSITE UPDATES**

The Board considered updates to the District's website, and noted that it had nothing new to discuss at this time.

### **ATTORNEY'S REPORT**

The Board next considered the Attorney's Report. In connection therewith, Mr. Page advised the Board that, pursuant to Section 2206.154, Texas Government Code, all political subdivisions with the power of eminent domain, including the District, are required to file an annual eminent domain report by February 1st of each year with the Texas Comptroller of Public Accounts (the "Comptroller"). He explained that the report will contain the District's contact information as well as information related to the District's ability to exercise the power of eminent domain. Following discussion on the matter, it was moved by Director Ware, seconded by Director Weston and unanimously carried, that SPH be authorized to prepare and file the required eminent domain report with the Comptroller prior to February 1, 2026.

### **MATTERS RELATED TO MAY 2, 2026 DIRECTORS ELECTION**

Mr. Page advised the Board that, pursuant to Section 141.040, Texas Election Code, the District is required to post a notice regarding the period during which a candidate may file an application to appear on the ballot for the District's Directors Election to be held on May 2, 2026. Mr. Page noted that such notice must be posted by December 15, 2025, (1) at the in-District posting location for notices of meetings, (2) at the District's administrative office, and (3) on the District's website, if it maintains a website. Following discussion, it was moved by Director Ware, seconded by Director Weston and unanimously carried, that SPH be authorized to prepare and post such notice, as required, on behalf of the Board and the District.

### **ASSOCIATION OF WATER BOARD DIRECTORS REPRESENTATIVE**

Mr. Page next advised the Board that the Association of Water Board Directors ("AWBD") is requesting that each municipal utility district designate a representative to vote in the AWBD's bylaws

amendments and elections. Following discussion, it was moved by Director Ware, seconded by Director Weston and unanimously carried, that Director Sillman be designated as the voting member representative to vote in the AWBD'S bylaws amendments and elections on the District's behalf.

### **FUTURE AGENDA ITEMS**

The Board considered matters for placement on future agendas. Following discussion, the Board concurred that the next regular meeting scheduled for Thursday, December 11, 2025, be rescheduled to Friday, December 12, 2025, at 10:00 a.m.

### **ADJOURNMENT**

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



  
Secretary

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

### **LIST OF ATTACHMENTS TO MINUTES**

November 13, 2025

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| <b>Exhibit A –</b> | Veterans Memorial Project Presentation     |
| <b>Exhibit B –</b> | Veterans Memorial Project Handout          |
| <b>Exhibit C –</b> | Agreed-Upon Procedures Report              |
| <b>Exhibit D –</b> | Arbitrage Correspondence                   |
| <b>Exhibit E –</b> | Bookkeeper's Report                        |
| <b>Exhibit F –</b> | Tax Assessor-Collector's Report            |
| <b>Exhibit G –</b> | Engineer's Report                          |
| <b>Exhibit H –</b> | Operations and Maintenance Report          |
| <b>Exhibit I –</b> | 2026 Landscape Management Budget           |
| <b>Exhibit J –</b> | Home Inventory Report through October 2025 |