

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 157

Minutes of Special Meeting of Board of Directors

October 10, 2025

The Board of Directors (the "Board") of Harris County Water Control and Improvement District No. 157 (the "District") met in special session, open to the public, on October 10, 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

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

Also present were Will Gutowsky of BGE, Inc. ("BGE"); Lindsey DeLong and Mark Landreneau of Inframark, LLC ("Inframark"); Isabel Mata of Wheeler & Associates, Inc. ("Wheeler"); Tina Johnston and Margaret Uttrodt of Artesian Financial Services ("AFS"); Brian Gates of Howard Hughes Holdings, Inc., on behalf of Bridgeland Development, LP (the "Developer"); Kenneth Weston, director candidate; and Kendall M. Dicke 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.

ACCEPTANCE OF QUALIFICATION STATEMENT, BOND, OATH OF OFFICE, AND AFFIDAVIT OF CURRENT DIRECTOR FOR APPOINTED DIRECTOR

Mr. Dicke reminded the Board that Cameron Dickey submitted his resignation from the Board of Directors and the Board accepted same at the August Board meeting. He then noted that Mr. Weston has expressed interest in serving on the Board to fill the vacancy left by Cameron Dickey. The Board then considered the acceptance of Qualification Statement, Bond, Oath of Office, and Affidavit of Current Director for Kenneth Weston. After discussion on the matter, it was moved by Director Sillman, seconded by Director Ware and unanimously carried, that the Board approve said Bond, and accept said Oath, Statement, and Affidavit, and declare Kenneth

Weston duly qualified and appointed to the Board to fill the vacancy left by Cameron Dickey's resignation. Director Weston participated in the remainder of the meeting.

ELECTION NOT TO DISCLOSE CERTAIN INFORMATION

Mr. Dicke advised the Board that, pursuant to Section 552.024 of the Texas Government Code, Directors are permitted to elect to withhold public access to certain information in the custody of the District relating to home addresses, home telephone numbers, social security numbers and information regarding family members. Following discussion, Director Weston executed an Election Not to Disclose Certain Information presented for such purpose..

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 Sillman, seconded by Director Ware and unanimously carried, that Director Weston be elected Assistant Secretary of the Board, and that remainder of the Board continue in their offices of President, Vice President, Secretary and Assistant Secretary, respectively.

DISTRICT REGISTRATION FORM

The Board considered approving a District Registration Form required by the Texas Commission on Environmental Quality (the "TCEQ"). Mr. Dicke 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 appointment of Director Weston and the reorganization of the Board, and file same with the TCEQ, as required. After further discussion of 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.

LOCAL GOVERNMENT OFFICERS LIST

Mr. Dicke reminded the Board that, pursuant to Chapter 176 of the Texas Local Government Code, the District is required to maintain a list of Local Government Officers, which includes the members of the Board and the District's Investment Officers in connection with conflict of interest disclosure requirements. After discussion on the matter, Director Sillman moved that the District update its list of local government officers as required by law. Director Ware seconded said motion, which unanimously carried.

DIRECTOR TRAINING REQUIREMENTS

Mr. Dicke discussed with Director Weston the training requirements for public officials. He advised that public officials, including directors of a municipal utility district, must complete separate training courses regarding the Texas Open Meetings Act ("OMA") and the Texas Public

Information Act ("PIA"). Mr. Dicke presented to and reviewed with Director Weston a Memorandum prepared by SPH which summarizes the training requirements. He advised that the deadline for public officials to complete their training is the 90th day after they either take their oath of office or otherwise assume their responsibilities as a public official. He noted that the Texas Attorney General has prepared an online course which satisfies the training requirements for both the OMA and PIA. Mr. Dicke further noted that it is the responsibility of Director Weston to complete his training by the deadline.

DISCUSSION OF CONFLICTS DISCLOSURE REPORTING REQUIREMENTS

Mr. Dicke next advised that a Memorandum prepared by SPH and questionnaire regarding conflict of interest disclosure reporting was presented to Director Weston. Mr. Dicke then presented Director Weston's completed conflict of interest questionnaire for the District's records. He noted the Memorandum was previously presented to, and questionnaire completed by, the other Directors.

APPROVAL OF MINUTES

The Board considered the approval of the draft minutes of its meeting held on September 12, 2025. Following review and discussion, Director Sillman moved that the minutes of the September 12, 2025, Board meeting be approved, as written. Director Ware seconded the motion, which unanimously carried.

VETERANS MEMORIAL

The Board next considered the status of the proposed construction of Veterans Memorial. In connection therewith, Mr. Gutowsky presented project updates from BGE, a copy of which is attached here to as **Exhibit A**. Mr. Dicke advised the Board that Mr. Dickey, the resigned Director, will provide more updates via email to the Board following the meeting.

BOOKKEEPER'S REPORT

Ms. Johnston presented to and reviewed with the Board the Bookkeeper's Report dated October 10, 2025, a copy of which is attached hereto as **Exhibit B**, including the disbursements and wire transfers presented for approval. 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, and (ii) AFS be authorized to proceed with the renewal of the two CDARs maturing October 23, 2025.

COMPLIANCE BY THE DISTRICT WITH TEXAS GOVERNMENT CODE, CHAPTER 2265, RELATIVE TO ENERGY REPORTING

The Board considered the District's compliance with Texas Government Code, Chapter 2265, relative to energy reporting requirements. In connection therewith, Mr. Dicke advised the Board that governmental entities, including the District, are required to prepare an annual report of its metered usage of electricity and natural gas, and the aggregate costs for same. Ms. Johnston

then presented the Utility Cost and Usage Report prepared by AFS, a copy of which is included in **Exhibit B**, summarizing the District's electricity usage and costs. It was noted that said report satisfies the statutory reporting requirements.

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, 2025, including the disbursements presented for approval, and a Delinquent Collections Listing as of September 30, 2025, copies of which are attached hereto as **Exhibit C**. 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.

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.

CONTINUING DISCLOSURE

The Board considered the filing of the Annual Continuing Disclosure Report ("Annual Report") required in connection with the District's outstanding bonds. McCall, Parkhurst & Horton L.L.P. is currently preparing the report and it will be presented at the next Board meeting.

HOUSE BILL 103 ("H. B. 103")

Mr. Dicke advised the Board that, pursuant to Chapter 403, Texas Gov't Code, as amended by H. B. 103 in the 89th Regular Legislative Session, every taxing unit that currently levies a tax, including the District, must annually submit a tax rate and bond authorization and issuance report to the Comptroller of Public Accounts (the "Comptroller") for inclusion in the Comptroller's Local Government, Bond, Tax, and Project Database. He stated that the initial report will include historical tax rate and bond election and issuance information for the District for the previous ten-year period and must be submitted by January 1, 2026. Following discussion, Director Sillman moved that the District's consultants be authorized to prepare the report, and that SPH be authorized to submit same to the Comptroller on the District's behalf. Director Ware seconded the motion which carried unanimously.

PUBLIC HEARING REGARDING ADOPTION OF THE DISTRICT'S 2025 TAX RATE, LEVY OF THE DISTRICT'S 2025 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 2025. Ms. Mata confirmed that notice of this hearing was published in the *Community Impact* newspaper 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. Director Sillman moved that the public hearing be closed. Director Ware seconded the motion, which unanimously carried.

The Board then discussed the setting of the District's 2025 tax rate. The Board discussed levying a combined tax rate of \$0.35 per \$100 of assessed valuation. After discussion on the matter, Director Sillman moved that: (i) the Board adopt a 2025 debt service tax rate of \$0.20 per \$100 of assessed valuation and a 2025 maintenance tax rate of \$0.15 per \$100 of assessed valuation, resulting in a total 2025 combined tax rate of \$0.35 per \$100 of assessed valuation; and (ii) the Order Levying Taxes, attached hereto as **Exhibit D**, 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 Ware seconded said motion, and with Directors Sillman, Ware and Weston voting in favor, Director Judd voting against and none abstaining, the motion carried.

APPROVE AMENDMENT TO THE SECOND AMENDED AND RESTATED DISTRICT INFORMATION FORM

Mr. Dicke 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 2025 tax rate. After discussion regarding the amendment to the DIF, Director Sillman 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 Ware seconded said motion, which carried unanimously.

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

The Board next considered the status of the sale and issuance of the District's proposed \$5,500,000 Unlimited Tax Park Bonds, Series 2025 (the "Park Bonds"). Mr. Dicke advised that a special meeting is scheduled for Thursday, October 16, 2025, at 11:00 a.m. for the sale of the Park Bonds, as approved at the September Board meeting.

ENGINEER'S REPORT

Mr. Gutowsky presented to and reviewed with the Board the Engineer's Report dated October 10, 2025, a copy of which is attached hereto as **Exhibit E**, including the pay estimates and change order listed therein. Mr. Gutowsky then requested that the Board consider authorizing BGE to advertise for bids for the Bridgeland Phase 5C Detention and Spoil Disposal project. He then advised to defer on the listed conveyances of facilities related to Phase 6A Detention and Spoil, Josey Lake Phase III Landscaping, and TC East Linear OSR Phase 1 Landscape Improvements. Mr. Gutowsky next notified the Board that the weir wall repair at Fry Road Entry Lake was completed, and that Bridgeland Council, Inc. ("Council") has requested reimbursement for landscaping restoration. 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: (i) authorize BGE to advertise for bids for the Bridgeland Phase 5C Detention and Spoil Disposal project, and (ii) approve payment to Council for the weir wall landscaping restoration.

OPERATIONS AND MAINTENANCE

Ms. DeLong presented to and reviewed with the Board the Operations and Maintenance Report for the month of September 2025, a copy of which is attached hereto as **Exhibit F**, and reviewed the charges, related repairs and make-up well pumpage listed therein. Ms. DeLong next reviewed with the Board proposals for the replacement of the bleach pump located at District's Irrigation Pump Station ("IPS") No. 3, presented at the previous Board meeting, copies of which are included in the Operations and Maintenance Report. She noted the total cost for replacement for the bleach pump with AOS was in the amount of \$2,200.00 with a one-year warranty, and the total cost for replacement of the bleach pump with Inframark was in the amount of \$5,100.00 with a five-year warranty. Ms. DeLong next presented to and reviewed with the Board a proposal for the replacement of the pump located at Off-Site Well No. 2 in the amount of \$6,410.00.

Following discussion, it was moved by Director Sillman, seconded by Director Ware and unanimously carried, that the Operations and Maintenance Report and the action items listed therein be approved, including (i) replacement of the bleach pump located at IPS No. 3 with AOS, and (ii) replacement of the pump located at Off-Site Well No. 2.

Ms. DeLong next presented photos of piping in need of recoating at the IPSs, as well as photos of other needed repairs. In connection with the driveway issues located at IPS No. 2, the Board requested that Inframark discuss the repairs with Harris County Municipal Utility District No. 419 ("No. 419"), as it is No. 419's trucks causing the damage. She also advised quotes were requested for the gate repairs at IPS No. 3 along with quotes for the repairs of other items aforementioned above to be presented at a future Board meeting.

DETENTION FACILITY AND GROUNDS MAINTENANCE

The Board next discussed general maintenance matters for the District. The Board discussed the fish kill clean-up to clear dead fish. Mr. Dicke advised that the Council had Lake Pro complete the clean-up. In connection therewith, Director Judd requested that the District's consultants review records to determine who previously paid for fish kill clean-up in the past years. It was also brought to the Board's attention that graffiti was found on District property. The graffiti was cleaned off prior to the institution of any corrective action.

Director Sillman advised that Garden Oaks Tree Service will begin the fall tree pruning and cover areas not previously covered.

DEVELOPER'S REPORT

Mr. Gates presented to and reviewed with the Board the home inventory report through September 2025, as prepared by the Developer, a copy of which is attached hereto as **Exhibit G**. Mr. Gates 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 would need to be updated to reflect Director Weston's appointment to the Board.

ATTORNEY'S REPORT

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

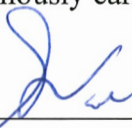
FUTURE AGENDA ITEMS

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

ADJOURNMENT

There being no further business to come before the Board, on motion made by Director Sillman, 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

October 10, 2025

- Exhibit A –** Veterans Memorial Project Updates
- Exhibit B –** Bookkeeper's Report
- Exhibit C –** Tax Assessor-Collector's Report
- Exhibit D –** Order Levying Taxes
- Exhibit E –** Engineer's Report
- Exhibit F –** Operations and Maintenance Report
- Exhibit G –** Developer's Report