

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 157

NOTICE OF SPECIAL PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the above captioned District will hold a special public meeting at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas, 77056, said address being a meeting place of the District.

The meeting will be held on ***Friday, May 8, 2026 at 11:00 a.m.***

The Board shall consider and discuss the following matters and take any action appropriate with respect to such matters:

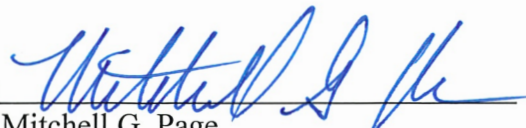
1. Receive comments from the public and discuss matters of community interest;
2. Approve minutes of the meetings of the Board of Directors held on March 20, 2026, and April 10, 2026;
3. Acceptance of Qualification Statements, Bonds, Oaths of Office, Affidavits of Current Director, and Elections Not to Disclose Certain Information for Directors Ware and Weston;
4. Election of officers of Board of Directors;
5. Approval of District Registration Form relative to election of Directors;
6. Authorize preparation and maintenance of a local government officers list in connection with conflict of interest disclosure requirements;
7. Discuss changes to cybersecurity and artificial intelligence training requirements applicable to directors of the District;
8. Veteran's Memorial Park, including:
 - a) Discussion of funding commitments for same and authorize any action necessary in connection therewith; and
 - b) Discussion regarding ledger for Veteran's Memorial and approve budget amendment, if necessary, in connection therewith;
9. Receive Bookkeeper's report, including financial and investment reports and approval of invoices presented for payment and investment of District funds;
10. Approve proposed revision to the District's operating budget for fiscal year ending May 31, 2026 (reference Exhibit A and Exhibit B attached hereto);

11. Approve operating budget for District's fiscal year ending May 31, 2027 (reference Exhibit C and Exhibit D attached hereto);
12. Approve engagement of auditor to prepare the District's audit report for fiscal year ending May 31, 2026;
13. Receive Tax Assessor-Collector report and approve payment of invoices presented and moving of accounts to uncollectible roll, and take any action necessary in connection with payment processing fees for tax payments to the District;
14. Approve Unclaimed Property Report(s) as of March 1, 2026, and authorize bookkeeper and tax assessor-collector to file Report(s) with State Comptroller prior to July 1, 2026;
15. Report on legal action taken by the District's delinquent tax collections attorney, and authorize foreclosure proceedings, installment agreements, and the filing of proofs of claim;
16. Receive Engineer's report and approve recommended action items relative to:
 - a) Review design, plans, specifications, and cost estimates for the construction of District facilities, and authorize advertisement for bids for the construction of District facilities;
 - b) Award of construction contracts or concurrence of award of contracts for the construction of District facilities, and authorize acceptance of TEC Form 1295s in connection therewith, including:
 - i. Modified Intakes for Irrigation Pump Stations;
 - c) Construction of the facilities to serve land within the District, and approve of pay applications, change orders, and maintenance agreements in connection therewith; authorize acceptance of TEC Form 1295's in connection therewith, including:
 - i. Bridgeland Phase 6B Detention and Spoil Disposal – Sonora Construction;
 - ii. Irrigation Pump Station Nos. 1, 2, and 4 Rehab – McDonald Municipal & Industrial; and
 - iii. Bridgeland Phase 5C Detention and Spoil Disposal – Unitas Construction, Inc.;
 - d) Sites, easements, and/or facilities related to facilities to serve land within the District, authorize acceptance of TEC Form 1295's in connection therewith including:
 - i. Conveyance of Facilities - Phase 6A Detention and Spoil Disposal;
 - ii. Conveyance of Facilities - Josey Lake Park Phase III Landscaping; and
 - iii. Conveyance of Facilities - TC East Linear OSR Phase 1 Landscape Improvements;
 - e) Park and landscaping improvements within the District;
 - f) Status of replacement and/or addition of signage around lakes; and
 - g) Any other general engineering matters;
17. Receive Operator's report and approve recommended action items relative to:
 - a) Monthly operations;

- b) Authorize repair and maintenance of District facilities, including submittal of insurance claims, as necessary, and ratification of previously approved replacement items; and
 - c) Discussion regarding survey of Irrigation Pump Stations, demand on Irrigation Pump Stations, preventative maintenance schedules, and approve responsive measures and proposals;
18. Detention facility and grounds maintenance, and approve of contracts, amendments, proposals, pay estimates, and change orders in connection therewith and acknowledge related TEC Form 1295s, including but not limited to:
- a) Mowing, irrigation system, and grounds maintenance (Southern Green Lawns, LLC and Spencer Outdoor, LLC);
 - b) Erosion control and remediation, including status of repairs in the vicinity of Lakeland Village Park;
 - c) Tree maintenance matters, including status of removal of dead trees (Garden Oaks Tree Service LLC);
 - d) Status of fish stocking in ponds, aquatic plantings, water quality matters, and trash receptacles (LakePro, Inc.);
 - e) Wildlife management (A & V Nuisance Wildlife Management & Control LLC); and
 - f) Security report and remediation of graffiti and vandalism, including status of addition of cameras within District pedestrian tunnels;
19. Developer's report;
20. Status of committee discussions regarding resident communications and emergency matters;
21. Status of District website; authorize revisions to content; review and respond to submissions from the District's website;
22. Attorney's Report, including designation of a regular meeting date and time;
23. Status of issuance of requests for proposals (RFPs) for the District's operations services, review of proposals, and authorize any action necessary in connection therewith; and
24. Consider schedule for future meetings and matters for placement on future agendas.



SCHWARTZ, PAGE & HARDING, L.L.P.

By: 
 Mitchell G. Page
 Attorneys for the District

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (713) 623-4531 at least three business days prior to the meeting so that appropriate arrangements can be made.

Exhibit A

**Harris County Water Control & Improvement District
Amended Budget - GOF
Fiscal Year Ending May 31, 2026**

	Acutal 6/25-3/26	Adopted 2026	Amended 2026	Delta
<u>Income</u>				
14301 · Maintenance Tax Collections	3,589,441	3,013,112	3,600,300	587,188
14801 · Interest Earned on Checking	1,009	150	1,000	850
14802 · Interest Earned on Temp. Invest	235,982	220,000	220,000	0
15801 · Miscellaneous Income	4,801	0	0	0
15907 · Prior Year Reserves	0	589,893	0	(589,893)
Total Revenues	\$3,831,233	\$3,823,155	\$3,821,300	(\$1,855)
<u>Expenditures</u>				
16402 · StormWater Quality - Maint.	1,242,085	1,782,500	1,782,500	0
16602 · Landscape Maintenance	35,385	0	0	0
16611 · Ecosystem Maintenance	0	4,000	4,000	0
16701 · Administrative Fees	128	400	400	0
16703 · Legal Fees	71,672	82,000	82,000	0
16704 · Legal Fees - Construction	0	0	0	0
16705 · Auditing Fees	26,100	22,000	22,000	0
16706 · Engineering Fees	53,112	76,000	76,000	0
16708 · Financial Advisor Fees	1,100	1,200	1,200	0
16709 · Election Expense	366	5,000	5,000	0
16710 · Website Hosting	1,070	7,700	7,700	0
16712 · Bookkeeping Fees	36,749	50,000	50,000	0
16714 · Printing & Office Supplies	7,666	5,500	5,500	0
16715 · Filing Fees	222	280	280	0
16716 · Delivery Expense	712	1,200	1,200	0
16717 · Postage	199	600	600	0
16718 · Insurance & Surety Bond	26,906	26,800	26,800	0
16719 · AWBD Expense	750	2,000	2,000	0
16722 · Bank Service Charge	0	100	100	0
16723 · Travel Expense	1,534	1,800	1,800	0
16724 · Publication Expense (SB 622)	0	1,000	1,000	0
16728 · Record Storage Fees	1,239	900	900	0
16731 · Arbitrage Analysis	19,750	31,425	31,425	0
16737 · Title Insurance / Lien Reports	0	1,000	1,000	0
16740 · Engineering Fees - GIS	450	650	650	0
17101 · Payroll Expenses	11,800	15,000	15,000	0
17103 · Payroll Tax Expense	794	1,100	1,100	0
17701 · Bond Issuance Expense	1,052	0	0	0
17802 · Miscellaneous Expense	6,328	3,000	3,000	0
17907 · Capital Outlay - Retaining Wall	56,000	0	0	0
18102 · Transfer To Debt Service	110,000	0	110,000	110,000
18104 · Transfer To REC Fund	0.00	1,650,000	1,538,145	(111,855)
Total Expenditures	\$1,713,169	\$3,773,155	\$3,771,300	(\$1,855)
<u>Other Expenditures</u>				
18109 · Repairs Resident Concerns	0.00	\$50,000	\$50,000	\$0
Total Other Expenditures		0	0	\$0
Net Surplus (Deficit)		\$50,000	\$50,000	\$0
		\$50,000	50,000	\$0

Harris County Water Control & Improvement District
Amended Budget - REC
Fiscal Year Ending May 31. 2026

	Acutal 6/25-3/26	Adopted 2026	Amended 2026	Delta
<u>Income</u>				
94101 · WHCRWA Credits	71,310	0	0	0
94801 · Interest Earned on Checking	0	200	200	0
94802 · Interest Earned on Temp Invest	105,618	159,000	159,000	0
95902 · Transfer From Operating Fund	0	1,650,000	1,538,145	(111,855)
Total Revenues	\$176,928	\$1,809,200	\$1,697,345	(\$111,855)
<u>Expenditures</u>				
96101 · WHCRWA Fee	2,885	209,000	209,000	0
96102 · Operations Water	29,795	40,500	40,500	0
96106 · Maintenance-Water Pump	391,070	200,000	450,000	250,000
96107 · Chemicals - Water	8,514	3,200	10,000	6,800
96109 · Mowing - Pump Station	2,922	11,000	11,000	0
96501 · Taps - Irrigation	31,159	30,000	30,000	0
96603 · Telephone Expense	0	100	100	0
96604 · Utilities	61,914	62,000	62,000	0
96605 · Maintenance Contracts-Rec. Fac.	0	150,000	150,000	0
96702 · Legal Fees - Recreational Fac.	4,179	1,000	1,000	0
96705 · Printing & Office Supplies	1,426	800	1,500	700
96709 · Bank Service Charges	0	50	50	0
96710 · Eng Fees - Landscape Maint.	2,340	4,100	4,100	0
97801 · Miscellaneous Expense	0	100	100	0
97802 · Miscellaneous Improvements	0	8,000	8,000	0
97803 · Annual Cleaning Cypress Creek	0	6,000	6,000	0
97804 · IPS Intake Sediment Evaluation	0	73,500	73,500	0
97805 · Clean IPS Intakes / Wet Wells	0	18,000	18,000	0
97806 · Rehab of IPS No. 1	29,997	430,000	50,000	(380,000)
97807 · Filter Pod Replacement	0	50,000	50,000	0
98100 · Veterans Memorial Project	500,000	500,000	500,000	0
98101 · Transfer to Operating Fund	0.00	0	0	0
Total Expenditures	\$1,066,201	\$1,797,350	\$1,674,850	(\$122,500)
Net Surplus (Deficit)		\$11,850	\$22,495	\$10,645
		\$11,850	22,495	\$10,645

Exhibit B

Taxpayer Impact Statement

Harris County WCID No.157

	Current Budget Fiscal Year Ending 05/2025** 2024 Value	Proposed Budget Year Ending 05/2026** 2025 Value	No-New Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$727.88	\$815.28	\$815.28

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.142 per \$100 of assessed value. Average homestead values are determined by the county appraisal district. All estimates above were prepared utilizing the average resident homestead value as of the time that the District's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

**Average tax bill estimates for the current and proposed budgets reflect those taxes necessary to fund the operations and maintenance tax revenues stated in the applicable budget.

***This column estimates the operations and maintenance taxes to be paid on the average homestead if the proposed budget generates the same amount of operations and maintenance tax revenues as the current budget.

Proposed Budget - GOF
Harris County Water Control & Improvement District No. 157
Fiscal Year Ending May 31, 2027

	Actuals 6/25-3/26	Annualized FYE 05/26	Approved 2026 Budget	Budget 2027 Budget
Income				
14301 · Maintenance Tax Collections	3,589,441	3,589,441	3,600,030	3,700,000
14801 · Interest Earned on Checking	1,009	1,059	150	500
14802 · Interest Earned on Temp. Invest	235,697	282,836	220,000	220,000
15801 · Miscellaneous Income	4,801	0	0	0
14999 · Transfer from Reserves		0	589,893	0
Total Income	\$3,830,948	\$3,873,336	\$4,410,073	\$3,920,500
Expenditures				
16402 · StormWater Quality - Maint.	1,245,822	1,494,986	1,782,500	1,722,500
16602 · Landscape Maintenance / Trees	35,385	47,180	0	60,000
16611 · Ecosystem Maintenance	0	0	4,000	4,000
16701 · Administrative Fees	677	677	400	700
16703 · Legal Fees	71,672	86,006	82,000	82,000
16704 · Legal Fees - Construction Inactive pl	0	0	0	0
16705 · Auditing Fees	26,100	26,100	22,000	22,500
16706 · Engineering Fees	49,379	65,839	76,000	76,000
16708 · Financial Advisor Fees	1,100	1,100	1,200	1,200
16709 · Election Expense	366	366	5,000	1,000
16710 · Website Hosting	1,070	1,070	7,700	1,500
16712 · Bookkeeping Fees	36,749	44,099	50,000	50,000
16714 · Printing & Office Supplies	7,666	9,199	5,500	9,500
16715 · Filing Fees	222	266	280	280
16716 · Delivery Expense	712	854	1,200	1,200
16717 · Postage	199	239	600	200
16718 · Insurance & Surety Bond	26,906	26,906	26,800	27,700
16719 · AWBD Expense	750	750	2,000	2,000
16722 · Bank Service Charge	0	0	100	50
16723 · Travel Expense	1,534	1,841	1,800	1,900
16724 · Publication Expense (SB 622)	0	0	1,000	1,000
16728 · Record Storage Fees	1,239	1,487	900	1,500
16731 · Arbitrage Analysis	19,750	19,750	31,425	25,000
16737 · Title Insurance / Lien Reports	0	0	1,000	1,000
16740 · Engineering Fees - GIS	450	600	650	600
17101 · Payroll Expenses	11,800	14,160	15,000	15,000

Proposed Budget - GOF
Harris County Water Control & Improvement District No. 157
Fiscal Year Ending May 31, 2027

	Actuals	Annualized	Approved	Budget
	6/25-3/26	FYE 05/26	2026 Budget	2027 Budget
17103 · Payroll Tax Expense	794	953	1,100	1,100
17701 · Bond Issuance Expense	1,052	1,052	0	0
17802 · Miscellaneous Expense	6,328	7,594	3,000	7,500
17907 · Capital Outlay - Retaining Wall	56,000	56,000	0	0
19109 Repairs: Resident Concerns	0	0	50,000	50,000
18102 · Transfer To Debt Service	110,000	110,000	0	750,000
18104 · Transfer To REC Fund	0	1,650,000	1,650,000	773,050
Total Other Expenditures	\$1,713,722	\$3,669,074	\$3,823,155	\$3,689,980
Net Surplus (Deficit)	\$2,117,226	\$204,262	\$586,918	\$230,520

Exhibit C

Recreation Fund Proposed Budget Harris County Water Control & Improvement District Fiscal Year Ending May 31, 2027

	Actuals 6/25 - 3/26	Annualized FYE 05/26	Budget 2026 Budget	Budget 2027 Budget
Income				
94101 · WHCRWA Credits	71,310	71,310	0	0
95902 · Transfer From GOF	0	1,650,000	1,650,000	773,050
94802 · Interest Earned on Temp Invest	105,618	126,742	159,000	125,000
94801 · Interest Earned on Checking	0	20	200	200
Gross Profit	\$176,928	\$1,848,072	\$1,809,200	\$898,250
Expenditures				
96101 · WHCRWA Fee	2,558	3,070	209,000	209,000
96102 · Operations Water	29,795	35,754	40,500	40,500
96105 · Filter Media Maintenance *New*	0	0	0	50,000
# 96106 · Maintenance-Water Pump	391,070	469,284	200,000	500,000
96107 · Chemicals - Water	8,514	10,217	3,200	10,000
96109 · Mowing - Pump Station	2,922	3,506	11,000	5,000
96501 · Taps - Irrigation	31,159	37,391	30,000	30,000
96604 · Utilities	61,914	74,297	62,000	62,000
96605 · Maintenance Contracts-Rec. Fac.	0	150,000	150,000	150,000
96702 · Legal Fees - Recreational Fac.	4,179	5,015	1,000	1,000
96705 · Printing & Office Supplies	1,426	1,711	800	1,500
96709 · Bank Service Charges	0	0	50	50
96710 · Eng Fees - Landscape Maint.	2,340	2,808	4,100	4,100
97801 · Miscellaneous Expense	0	0	100	100
97802 · Miscellaneous Improvements	0	0	8,000	8,000
97803 · Annual Cleaning of Cypress Creek PS	0	6,000	6,000	6,000
97804 · IPS Intake Sediment Evaluation	0	73,500	73,500	0
97805 · Cleaning of IPS Intakes / Wet Wells	0	18,000	18,000	18,000
97806 · Rehab of IPS No. 1	29,997	35,996	430,000	0
97807 · Filter Pod Replacement	0	0	50,000	12,000
96603 · Telephone Expense	0	0	100	0
98100 · Veterans Memorial Project	500,000	500,000	500,000	0
Total Expenditures	\$1,065,874	\$1,423,479	\$1,588,350	\$898,250
Net Surplus (deficit)	(\$888,946)	\$424,592	\$220,850	\$0

Exhibit D

Taxpayer Impact Statement

Harris County WCID No.157

	Current Budget Fiscal Year Ending 05/2026**	Proposed Budget Year Ending 05/2027**	No-New Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$766.19	\$858.20	\$766.19

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.142 per \$100 of assessed value. Average homestead values are determined by the county appraisal district. All estimates above were prepared utilizing the average resident homestead value as of the time that the District's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

**Average tax bill estimates for the current and proposed budgets reflect those taxes necessary to fund the operations and maintenance tax revenues stated in the applicable budget.

***This column estimates the operations and maintenance taxes to be paid on the average homestead if the proposed budget generates the same amount of operations and maintenance tax revenues as the current budget.