

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

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

March 20, 2026

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 March 20, 2026, 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, thus constituting a quorum.

Also present were Will Gutowsky and Ethan Condiff of BGE, Inc. ("BGE"); Isabel Mata of Wheeler & Associates, Inc. ("Wheeler"); Tina Johnston of Artesian Financial Services ("AFS"); Lindsey DeLong, Brent Taylor and Stephen Nelson of Inframark, LLC ("Inframark"); Paulina Baker of Howard Hughes Holdings, Inc., on behalf of Bridgeland Development, LP ("Developer"); Bobby Reynolds, Robert G. Thomas and Donna Thomas, on behalf of The Bridgeland Community Supports Veterans, Inc. (the "Veterans Group"); Cameron Dickey, former Board member and liaison to 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 meeting held on February 12, 2026. Following discussion, Director Ware moved that the minutes of the February 12, 2026, Board meeting be approved, as written. Director Weston seconded the motion, and with Directors Sillman, Ware, Perry and Weston voting in favor, and Director Judd abstaining, the motion carried.

Kay Burkhalter of the Veterans Group entered the meeting at this time.

## VETERAN'S MEMORIAL PARK

The Board next considered the status of the proposed construction of Veteran's Memorial Park (the "Project"). In connection therewith, Mr. Dickey provided the Board with an update regarding the status of various design elements of the Project. He then discussed with the Board the scheduling of a groundbreaking ceremony for the Project. After discussion, it was determined that the groundbreaking ceremony for the Project would be tentatively scheduled for Friday, June 5, 2026, at 9:00 a.m.

Discussion next ensued regarding the issuance of public communications regarding the Project. Following discussion, the Board concurred that it would publish information about the Project on the District's website, and requested that Mr. Dickey prepare the content for such posting and provide same to the Board for its review in advance of next month's meeting. It was noted that no action was required by the Board in connection with this matter at this time.

Mr. Gutowsky then presented to and reviewed with the Board a proposal prepared by Ninyo & Moore for a geotechnical evaluation of the Project, a copy of which is attached hereto as **Exhibit A**. Mr. Gutowsky noted the proposed cost for such work is in the lump sum amount of \$6,900.00. Following discussion, it was moved by Director Weston, seconded by Director Ware and unanimously carried, that such proposal be approved.

Mr. Page then presented to the Board a proposed Contract Regarding the Financing, Construction, Operation and Maintenance of the Bridgeland Veterans Memorial Park (the "Contract") by and among the District, Harris County Water Control and Improvement District No. 159, Harris County Municipal Utility District No. 419 and Harris County Municipal Utility District No. 489, a copy of which is attached hereto as **Exhibit B**. Mr. Page reviewed the various terms and provisions of the proposed Contract in detail with the Board, and advised that he would distribute same to the Board and the Veterans Group following today's meeting for further review and comment. Following discussion, it was moved by Director Weston, seconded by Director Sillman and unanimously carried, that the Contract be approved, subject to final review and comment by the Board with such comment period to expire March 30, 2026.

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

## BOOKKEEPER'S REPORT AND QUARTERLY INVESTMENT REPORT

Ms. Johnston presented to and reviewed with the Board the Bookkeeper's Report dated March 20, 2026, a copy of which is attached hereto as **Exhibit C**, including the disbursements and wire transfers presented for approval. Ms. Johnston additionally presented the Quarterly Investment Report for the period ended February 28, 2026, a copy of which is included in the Bookkeeper's Report. Following discussion, it was moved by Director Ware, seconded by Director Weston 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. 2244, payable to Southern Green Lawns in the amount of \$25,746.33, for two (2) months of fertilization, (ii) the Quarterly Investment Report for the period ended February 28, 2026, be approved, and the District's Investment Officer be authorized to execute same on behalf of the Board and the District,

(iii) Artesian be authorized to combine the General Fund CDARs maturing April 9, 2026, and April 23, 2026, respectively, into one CDAR upon maturity, and (iv) Artesian be authorized to invest \$2,000,000 from the District's Texas CLASS – GOF account into CDARs on March 26, 2026.

### **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 February 28, 2026, including the disbursements presented for approval, and a Delinquent Collections Listing as of February 28, 2026, copies of which are attached hereto as **Exhibit D**. 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**

Mr. Page presented to and reviewed with the Board the Delinquent Tax 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 E**. Mr. Page noted that no action was required by the Board in connection with the Delinquent Tax Report.

### **UNCLAIMED PROPERTY REPORT**

The Board next considered authorizing the District's consultants to research their records for unclaimed property, and authorizing the District's Bookkeeper and Tax Assessor-Collector to prepare Unclaimed Property Reports as of March 1, 2026. Following discussion, Director Judd moved that the District's consultants be authorized to research the District's records for unclaimed property and that the District's Bookkeeper and Tax Assessor-Collector be authorized to prepare Unclaimed Property Reports as of March 1, 2026. Director Weston seconded the motion, which unanimously carried.

### **ENGINEER'S REPORT**

Mr. Gutowsky presented to and reviewed with the Board the Engineer's Report dated March 20, 2026, a copy of which is attached hereto as **Exhibit F**, including the pay estimate and change order listed therein. In connection therewith, Mr. Gutowsky requested the Board's concurrence in the award of contract for Bridgeland Phase 5C Detention and Spoil Disposal to Unitas Construction, Inc. ("Unitas"). 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, including the award of contract for Bridgeland Phase 5C Detention and Spoil Disposal to Unitas, as discussed.

Discussion next ensued regarding the proposed placement of additional trash receptacles around Josey Lake Park and Oak Meadow Park. In connection therewith, Mr. Gutowsky presented to and reviewed with the Board exhibits depicting proposed locations for additional trash receptacles, copies of which are included in **Exhibit F**. Following review and discussion, Director

Ware moved that BGE be authorized to solicit pricing for the additional trash receptacles identified in red on the exhibits presented, with the addition of two (2) more trash receptacles to be placed in the Josey Lake Park parking lot. Director Sillman seconded the motion, and with Directors Ware, Sillman, Perry and Judd voting in favor, Director Weston voting against, and none abstaining, the motion carried.

### **ANNUAL REVIEW OF SURVEY OF WAGE RATE SCALES**

The Board next considered the adoption of prevailing wage rate scales for various types of construction projects and the adoption of a Resolution Adopting Prevailing Wage Rate Scale for Construction Projects (the "Resolution") in connection therewith. In that regard, Mr. Page advised the Board that SPH is recommending that the District adopt the United States Department of Labor updated wage rate scales applicable for Harris County, Texas, effective January 2, 2026, as permitted under Section 2258.022 of the Texas Government Code. Following discussion, Director Judd moved that the Resolution, a copy of which is attached hereto as **Exhibit G**, be adopted, and that the President and Secretary be authorized to execute same on behalf of the Board and the District. Director Ware seconded said motion, which unanimously carried.

### **OPERATIONS AND MAINTENANCE REPORT**

Ms. DeLong presented to and reviewed with the Board the Operations and Maintenance Report for the month of February 2026, a copy of which is attached hereto as **Exhibit H**, and reviewed the charges, related repairs and make-up well pumpage listed therein.

Ms. DeLong next advised the Board that the manway door located at Irrigation Pump Station ("IPS") No. 2 requires replacement and painting. She then presented to and reviewed with the Board two (2) proposals for such work, including (i) a proposal from Down South Specialty Services in the amount of \$4,085.00, and (ii) a proposal from C.C General Contractor in the amount of \$3,695.00. Copies of such proposals are included in **Exhibit H**. Ms. DeLong advised that Inframark is recommending the Board's acceptance of the proposal from C.C General Contractor for such work at this time.

Following discussion, it was moved by Director Ware, seconded by Director Weston and unanimously carried, that the Operations and Maintenance Report and the action items listed therein be approved, including the replacement and painting of the manway door located at IPS No. 2 by C.C General Contractor, as discussed.

Ms. DeLong next addressed the Board concerning the status of various IPS maintenance matters. In connection therewith, Ms. DeLong advised the Board that each IPS site currently possesses two (2) Variable Frequency Drives ("VFDs"), which allows each IPS to run two (2) booster pumps at one time. She then suggested that adding an additional VFD at each IPS site would allow the IPSs to run three (3) booster pumps at once, reducing the frequency in which the District's booster pumps would require repair or replacement. Following discussion, the Board requested that Inframark prepare a quote for such work for the Board's consideration at next month's meeting.

## **DETENTION FACILITY AND GROUNDS MAINTENANCE**

The Board next discussed general maintenance matters for the District. In connection therewith, Director Sillman provided the Board with an update relative to the status of the District's tree maintenance services. He then advised the Board of several light fixtures that require replacement in the District's pedestrian tunnels. Following discussion, it was moved by Director Sillman, seconded by Director Weston and unanimously carried, that Director Sillman be delegated authority to approve for continued tree maintenance services and the replacement of pedestrian tunnel light fixtures, as necessary, up to a limit of \$60,000 in District funds.

## **DEVELOPER'S REPORT**

Ms. Baker presented to and reviewed with the Board the home inventory report through February 2026, 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. 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 noted that it had nothing new to discuss with respect to the District's website at this time.

## **SUPPLEMENTAL AGENDA**

The Board considered the cancellation of the Directors Election called for May 2, 2026. Mr. Page advised that, in accordance with Subchapter C, Chapter 2 of the Texas Election Code, the District may cancel the Directors Election if each candidate whose name is to appear on the ballot and/or has registered as a write-in candidate is unopposed as of 5:00 p.m. on February 17, 2026. In such case, the Board may declare the unopposed candidates to be elected. In that regard, there was presented to the Board a certificate of the Secretary declaring all candidates unopposed. Mr. Page then presented to and reviewed with the Board the Order Declaring Candidates Elected, a copy of which is attached hereto as **Exhibit J**. After discussion, Director Judd moved that the Order be adopted by the Board declaring Shane Ware and Kenneth Weston elected Directors of the District, each to serve a term of four years or until a successor is duly elected or appointed, that the President be authorized to execute and the Secretary to attest same, on behalf of the Board and the District, and that the Directors Election called for May 2, 2026, be cancelled. Director Sillman seconded said motion, which unanimously carried.

**ATTORNEY'S REPORT**

The Board next considered the Attorney's Report. In connection therewith, Mr. Page 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. In connection therewith, Mr. Page inquired whether the Board desired to reschedule the special meeting for discussion of the District's next issuance of bonds. Following discussion, the Board concurred to schedule a special meeting for Friday, April 17, 2026, at 10:30 a.m. in the offices of SPH for discussion of the District's next issuance of bonds. The Board additionally concurred that the April 9, 2026, regular Board meeting be rescheduled to Friday, April 10, 2026, at 11:00 a.m.

**ADJOURNMENT**

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



  
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Secretary

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

**LIST OF ATTACHMENTS TO MINUTES**

March 20, 2026

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- Exhibit A** – Proposal by Ninyo & Moore
- Exhibit B** – Contract Regarding the Financing, Construction, Operation and Maintenance of the Bridgeland Veterans Memorial Park
- Exhibit C** – Bookkeeper's Report
- Exhibit D** – Tax Assessor-Collector's Report
- Exhibit E** – Delinquent Tax Report
- Exhibit F** – Engineer's Report
- Exhibit G** – Resolution Adopting Prevailing Wage Rate Scale for Construction Projects
- Exhibit H** – Operations and Maintenance Report
- Exhibit I** – Home Inventory Report through February 2026
- Exhibit J** – Order Declaring Candidates Elected