

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 157

Minutes of Meeting of Board of Directors

July 19, 2022

The Board of Directors (“Board”) of Harris County Municipal Utility District No. 157 (“District”) met at 2727 Allen Parkway, Suite 1100, Houston, Harris County, Texas, on June 21, 2022 in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

Leonard Spearman, Jr., President
Perla I. Flores, Vice President
Betty Niblett, Secretary
Jason Valenzuela, Director
Vacant

and the following absent:

None.

Also present were Mr. Jorge Diaz of McLennan & Associates, LP; Mr. Calvin Browne of Municipal District Services; Ms. Patty Rodriguez of Bob Leared Interests; Ms. Keli Schroeder of Brown & Gay Engineers, Inc.; Ms. Karen Sears of Storm Water Solutions; and Mr. James D. Bonham, attorney for the District.

The President called the meeting to order and declared it open for such business as might properly come before the Board.

1. The Board reviewed the minutes of the meetings of June 21, 2022, and upon unanimous vote, the minutes were accepted and approved.

2. The Board then reviewed the bookkeeper’s report reflecting activity in all accounts including the sewage treatment plant account. The Board considered invoices presented by the bookkeeper and a schedule of District investments. The Board also reviewed the comparison of actual versus budgeted revenues and expenditures for the general fund and sewage treatment plant account for the fiscal year ending December 31, 2022. After review and discussion, upon unanimous vote, the Board approved the bookkeeper’s report and the checks listed thereon.

3. The Board then recognized Ms. Patty Rodriguez who presented the tax assessor/collector’s report reflecting the year 2021 taxes to be 98.5% collected. The Board reviewed activity in the tax account and a schedule of delinquent taxes. Ms. Rodriguez reviewed with the Board the preliminary 2022 taxable value provided by the Harris County Appraisal District. Upon motion duly made, seconded, and unanimously carried, the Board approved the tax assessor/collector’s report and the checks drawn on the tax account.

4. The Board then considered a proposed amended bookkeeper’s contract and upon unanimous vote, the amendment was approved by the Board.

5. Mr. Calvin Browne presented the operator's report reflecting the total connections in the District to be 4,151. The Board reviewed the regulatory information and the water production and consumption data reflecting 94.20% of the water pumped during the previous month had been accounted for. The operator reported on the operation of the water plants and the sewage treatment plant and reviewed with the Board the required repairs and maintenance to the District's facilities. Mr. Browne reported that the supplemental environmental project proposal had been submitted to the Texas Commission on Environmental Quality in compliance with the agreed order and included upgrade of the lift pump as the proposed project. The operator reported on the status of the smart meter installation and the Board authorized the operator to order all smart meters to complete the project. The Board then reviewed three proposals for repair of the access road to Water Plant No. 1 and upon unanimous vote, the Board approved the proposal received from Eudustrial Solutions in the amount of \$66,000 provided the operator confirms that the contractor can complete the project in a timely manner. The Board then discussed replacement of a bleach tank and considered a proposal from Purify in the amount of \$18,843.33. It appeared that the proposal may be for two bleach tanks. The Board instructed the operator to clarify and authorized Director Spearman to approve proceeding with the proposal when the correct information is provided. The Board also reviewed the billing and collections data which appear in the report. After discussion, upon unanimous vote, the Board approved the operator's report including all action items and authorized termination of service to all customers with delinquent accounts in accordance with the District's Rate Order. The Board also authorized a schedule of delinquent accounts to be written off as uncollectible. The Board also authorized a schedule of delinquent accounts to be written off as uncollectible.

6. The Board then recognized Ms. Keli Schroeder who presented the engineer's report. The engineer reported that Enclave at Cypress Creek is complete and the final pay estimate was approved by the Board. The Board discussed the status of the proposed bond application and Ms. Schroeder recommended that the detention for Enclave at Cypress Creek be transferred to the District. After discussion by the Board, upon unanimous vote, the Board approved the engineer's report.

7. The Board recognized Ms. Karen Sears who presented the Storm Waters Solutions (SWS) report on all projects maintained by SWS. The Board requested proposals for maintenance of the ponds at Enclave at Cypress Springs and the FM 529 retail center. Ms. Sears presented a proposal for clean out of the Barker Village Section 2 OGT and upon unanimous vote, the proposal was approved by the Board.

There being no further business to come before the Board, the meeting was adjourned.


Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 157
NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **2727 Allen Parkway, Suite 1100, Houston, Texas 77019**.

The meeting will be held at **12:00 p.m. on Tuesday, July 19, 2022**.

The subject of the meeting is to receive public comment on, consider and act on the following:

1. Minutes of Board of Directors Meeting(s)
2. Bookkeeper's Report; Checks and Invoices; Investment of District Funds; Investment Policy; Wastewater Treatment Plant and General Fund Budgets; Depository Pledge Agreement(s)
3. Amendment of Bookkeeper's Contract
4. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
5. Amendment of Tax Assessor/Collector Contract
6. Operator's Report; Operation, Maintenance and Repair of District Facilities; Water Quality Report; Waste Discharge Permit; Customer Appeals; Rate Order; Termination of Service on Delinquent Accounts
7. Engineer's Report; GIS Proposal; Design of Facilities; Advertisement for Bids; Construction Contract(s), Pay Estimate(s) and Change Order(s); Sanitary Sewer Initiative; Utility Commitments; Annexation of Land; Permit Matters; Proposal(s); Detention Pond Maintenance
8. Application to Texas Commission on Environmental Quality for Issuance of Bonds
9. Storm Water Management Report
10. Other Matters: Order Appointing Director; Travel and Reimbursement Policy; Detention Pond Maintenance Report; Insurance; Consultant Contracts; Solid Waste Collection Contract; Contract for Electric Power; Arbitrage Compliance; Engage Auditor; Audit Report; Application to Texas Commission on Environmental Quality; Drought Contingency Plan; Water Conservation Plan; Arbitrage Review; Continuing Disclosure; Issuance of Bonds; Elections; Contract for Law Enforcement Services
11. Pending Business



A handwritten signature in black ink, appearing to read "James D. Bonham".

James D. Bonham, Attorney for the District