

## HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 157

Minutes of Meeting of Board of Directors

August 15, 2023

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 July 18, 2023 in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

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

and the following absent:

None

Also present were Mr. Jorge Diaz of McLennan & Associates, LP; Mr. Lee Crenshaw and Calvin Browne of Municipal District Services; Ms. Patty Rodriguez of Bob Leared Interests; Ms. Keli Schroeder of BGE, Inc.; Ms. Karen Sears of Storm Water Solutions; and Ms. Terese Wahl on behalf of 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 meeting of July 18, 2023 and upon unanimous vote, the minutes were accepted and approved.

2. Mr. Jorge Diaz presented the bookkeeper’s report reflecting activity in all accounts including the sewage treatment plant account. He noted that the District currently has an 18-months reserve in the operating account and the September 1 debt service payments were being prepared. Texpool is paying a 5.1238% interest on the District’s investments. Calvin Browne addressed the Board regarding double billing for Neil Technical Services, noting that the District would see a credit next month. The Board considered invoices presented by the bookkeeper and a schedule of District investments. Keli Schroeder noted that the annexation process was complete, and the balance for engineering reported in the Dang La Construction & Associates LLC account should be refunded to the Petitioner. 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, 2023. After review and discussion, upon unanimous vote, the Board approved the bookkeeper’s report and the checks listed thereon.

3. Ms. Patty Rodriguez presented the tax assessor/collector’s report reflecting the year 2022 taxes to be 98.2% collected. The Board reviewed activity in the tax account and a schedule of delinquent taxes. 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 tabled discussion on the tax rate.

5. Mr. Calvin Browne presented the operator's report reflecting the total connections in the District to be 4,157. The Board reviewed the regulatory information and the water production and consumption data reflecting 98.46% 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. The operator also reported that the West Harris County Regional Water Authority has implemented Stage 1 of its Drought Contingency Plan, and that since this is the Voluntary Stage, it was up to the Boards discretion to implement the same conditions for the District. The Board decided to implement Stage 1 of its Drought Contingency Plan and to notify the residents by signage, eBlast and a message on the operator's system. The Board also reviewed the proposals from the operator for improvements at the water plant sites and cleanout of certain areas with sand buildup. After discussion, upon unanimous vote, the Board authorized the improvements as recommended. The Board also reviewed the billing and collections data which appear in the report. A notice of violation from the TCEQ was presented and indicated two unauthorized discharges in 18 months. 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.

6. Ms. Keli Schroeder presented the engineer's report. Ms. Schroeder reported that the final waste discharge permit is still pending. The engineer is in the process of designing the Wastewater Treatment Plant improvements and requested approval to bid the project. The Highland Creek Ranch detention pond desilting project is on hold until Harris County Flood Control District finishes desilting in the area. Following HCFCD's completion, the District will be able to make a proper assessment. The engineer also requested approval to update the Capital Improvement Plan. After discussion by the Board, upon unanimous vote, the Board approved the engineer's report and proposed items.

7. Ms. Karen Sears of Storm Water Solutions then presented a report on the maintenance of all properties cared for by Storm Water Solutions. Ms. Sears also presented proposals for the reset and reseal of four manholes and an inspection of a manhole that looks to be holding chemical debris from dumping. The Board authorized investigation. After discussion, the Board approved the Storm Water Solutions report.

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

  
Secretary

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 157**

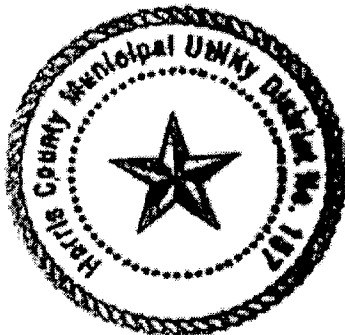
**NOTICE OF PUBLIC MEETING**

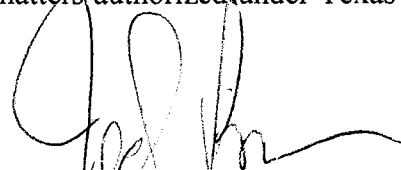
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **2727 Allen Parkway, Suite 1100, Houston, Texas 77019.**

The meeting will be held at **12:00 p.m. on Tuesday, August 15, 2023.**

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. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
4. Resolution (1) Finding District to be Low Tax Rate, Developed, Developing, or Developed District in a Declared Disaster Area, (2) Calling Public Hearing on 2023 Tax Rate, and (3) Authorizing Tax Assessor-Collector to Prepare and Publish Notice of the Public Hearing
5. 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
6. Engineer's Report; Design of Facilities; Advertisement for Bids; Construction Contract(s), Pay Estimate(s) and Change Order(s); Utility Commitments; Annexation of Land; Permit Matters; Proposal(s)
7. Storm Water Management Report
8. Other Matters: Order Appointing Director; Travel and Reimbursement Policy; 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; Continuing Disclosure; Issuance of Bonds; Elections; Contract for Law Enforcement Services
9. Pending Business
10. Executive Session as necessary to consider matters authorized under Texas Government Code Ann., §551.071, et seq.



  
James D. Bonham, Attorney for the District