

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 157

Minutes of Meeting of Board of Directors

September 19, 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 September 19, 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 Ms. Pamela Redden and Mr. Jorge Diaz of McLennan & Associates, LP; Ms. Patty Rodriguez of Bob Leared Interests; Ms. Anthea Moran of Masterson Advisors, LLC; Mr. Calvin Browne and Mr. Lee Crenshaw of Municipal District Services; 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 meeting of August 15, 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. 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, 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 District’s 2022 taxes to be 98.6% 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 then recognized Ms. Anthea Moran, the District’s financial advisor, who presented a cash flow analysis and recommendation with respect to the District’s 2023 tax rate. The Board reviewed the analysis and recommendation, as well as the 2023 voter-

approval tax rate worksheet. The Board considered the attached Resolution Finding District to be Low Tax Rate, Developed, Developing, or Developed District in a Declared Disaster Area, Calling Public Hearing on 2023 Tax Rate, and Authorizing Tax Assessor-Collector to Prepare and Publish Notice of the Public Hearing. After discussion, upon unanimous vote, the Board adopted the attached Resolution and authorized publication of a Notice of a Public Hearing at which the Board will consider adoption of a total 2023 tax rate of \$0.54 per \$100 assessed valuation, which consists of a debt service tax of \$0.34 and a maintenance tax of \$0.20.

5. Mr. Lee Crenshaw presented the operator's report reflecting the total connections in the District to be 4,159. The Board reviewed the regulatory information and the water production and consumption data reflecting 91.07% 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 advised that the Austin's had moved from their rental residence and that the owner had applied for water service. The Board discussed the Austin's outstanding bill and agreed to refer the bill to a collection agency. The Board discussed the West Harris County Regional Water Authority Drought Contingency Plan and considered imposing the conditions of the District's plan. The Board also discussed the installation of smart meters in the District. 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.

6. Ms. Keli Schroeder presented the engineer's report. Ms. Schroeder reviewed with the Board each item which appears in the report and discussed the need to update the alternative capacity analysis to maintain the District's exemption from installation of elevated water storage. After discussion, upon unanimous vote, the Board authorized the required water modeling at a cost not to exceed \$30,000. After discussion by the Board, upon unanimous vote, the Board approved the engineer's report.

7. Ms. Karen Sears of Storm Water Solutions then presented a report on the maintenance of all properties cared for by Storm Water Solutions. The Board reviewed the condition of each facility and accepted a proposal for clean out of a OGT unit. 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

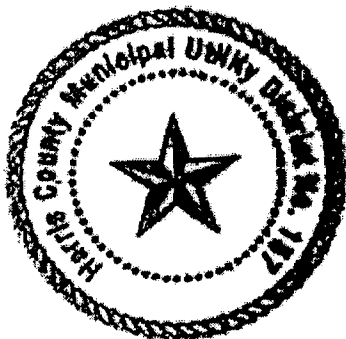
NOTICE OF PUBLIC MEETING

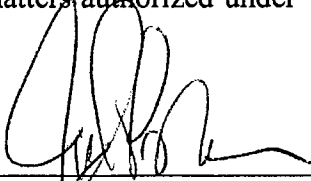
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **2727 Allen Parkway, Suite 1100, Houston, Texas 77019.**

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