

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 157

Minutes of Meeting of Board of Directors

February 20, 2024

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 February 20, 2024 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. Alan Avila of Champions Real Estate Group; Mr. Jorge Diaz of McLennan & Associates, LP; Mr. Calvin Browne and Mr. Lee Crenshaw 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; Mr. Dane Turner of Best Trash; 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 January 30, 2024, and upon unanimous vote, the minutes were accepted and approved.

2. The Board recognized Mr. Alan Avila and members of the team proposing development of 6480 Greenhouse Road. The developer advised that 24 apartment units are proposed each being approximately 1,200 square feet with two bedrooms, two baths, and a washer and dryer. The Board discussed the need to extend public water and sewer utilities to the property and discussed various aspects of the proposed development.

3. 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, 2024. After review and discussion, upon unanimous vote, the Board approved the bookkeeper’s report and the checks listed thereon.

4. Ms. Patty Rodriguez presented the tax assessor/collector’s report reflecting the District’s 2023 taxes to be 93.8% 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.

5. The Board then considered the attached Order confirming engagement of a delinquent tax attorney and levying an additional 20% penalty on 2023 taxes which remain delinquent on July 1, 2024 for real property and April 1, 2024 for personal property. After review and discussion, the Board engaged the delinquent tax attorney and adopted the attached Order levying the penalty.

6. The attorney for the District then discussed with the Board the Federal Trade Commission requirements for adoption of an Identity Theft Prevention Program. The Board confirmed with the District's operator that the program is in place and is not in need of amendment, and upon unanimous vote, the Board adopted the attached Resolution affirming the District's Identity Theft Prevention Program.

7. The attorney for the District then discussed with the Board the requirement pursuant to Texas Local Government Code, Chapter 203, Subchapter D to file a report with the Texas Comptroller's Office including the District's audit, directors' names, contact information for the operator and tax assessor, and authorized and outstanding bonds. After discussion, upon unanimous vote, the attorney was authorized and instructed to prepare and file the necessary report.

8. Mr. Lee Crenshaw 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 90.51% 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 including a water main line break caused by a contractor which has been backcharged. Mr. Crenshaw also presented a proposal for rebuilding well No. 2 at Water Plant No. 2 at a cost of approximately \$306,000 and upon unanimous vote, the Board authorized the project. 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.

9. Ms. Keli Schroeder presented the engineer's report. The Board reviewed each item which appears in the report and discussed the proposed Greenhouse apartment project. After discussion by the Board, upon unanimous vote, the Board approved the engineer's report.

10. 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 presented a proposal for desilting the sedimentation basins and pilot channel at a cost of \$23,500. Upon unanimous vote, the proposal was accepted by the Board. Ms. Sears also reported that the Barker Village OGT unit is scheduled for a cleaning. 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

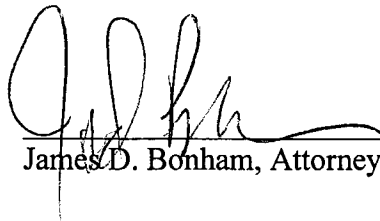
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **2727 Allen Parkway, Suite 1100, Houston, Texas 77019.**

The meeting will be held at **12:00 p.m. on Tuesday, February 20, 2024.**

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); Amendment to Budget
3. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
4. Order Levying Additional Penalty for Delinquent Taxes
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. Resolution Affirming Identity Theft Prevention Program
7. Annual Report to Texas Comptroller per Senate Bill 625
8. 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)
9. Storm Water Management Report
10. 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
11. Pending Business
12. Executive Session as necessary to consider matters authorized under Texas Government Code Ann., §551.071, et seq.




James D. Bonham, Attorney for the District