

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 157
Minutes of Meeting of Board of Directors
May 21, 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 May 21, 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. Dane Turner of Best Trash; Mr. Jorge Diaz of McLennan & Associates, LP; 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; and Terese Wahl on behalf of the 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 April 16, 2024, and upon unanimous vote, the minutes were accepted and approved.

2. President Spearman introduced Dane Turner from Best Trash. Mr. Turner was asked to attend to speak about debris removal in the District as a result of significant storm damage in the neighborhood from the last rain event. Typical trash pickup allows for 3 bundles and household trash. Best Trash charges \$1,850 per load for a truck with a 25-yard box which is packed for maximum capacity for contracted extra work. Large tree limbs and trunks would not be able to be picked up by Best Trash without the rental of additional equipment. Following discussion, it was decided that the contact number for debris collection for Harris County Precinct 3 along with relative debris sorting information would be distributed to the residents by E-blast. If needed, follow up garbage collection be provided by Best Trash following request by the District.

3. The President of the Board executed a Certificate of Election reflecting Directors Leonard Spearman and Betty Niblett were elected by virtue of cancellation of the May 4, 2024 directors election. Directors Spearman and Niblett each executed a Statement of Directors and Oath of Office, as well as Conflicts Disclosure Form and Certificate of Course Completion with respect to Open Meetings Act and Public Information Act training. The Board

authorized submission of a revised registration form to the Texas Commission on Environmental Quality to reflect the terms of office of the newly elected directors.

4. The Board considered election of officers and made no changes in the current slate of officers.

5. 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.

6. Ms. Patty Rodriguez presented the tax assessor/collector's report reflecting the District's 2023 taxes to be 97.617% collected. The Board reviewed activity in the tax account and the list of delinquent taxes. Ms. Rodriguez reported that a letter had been sent to taxpayers with outstanding accounts regarding the 20% penalty if taxes are not paid by July 1. 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.

7. Mr. Lee Crenshaw presented the operator's report reflecting the total connections in the District to be 4,164. The Board reviewed the regulatory information and the water production and consumption data reflecting 97.65% 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. Crenshaw reported that only 164 smart meters remain to be installed in the District and the Board commended him on this effort. The Board requested that a several month informational campaign begin in order to educate residents on the facets of the smart meters and leak detection capabilities. The operator will organize this and place the information on the water bills.

The operator recommended installation of pipe with storm inlets at water plant no. 3 and provided an estimate for the work from Torres Construction & Irrigation LLC. The engineer remarked that this may not be allowed per TCEQ rules and the project should be investigated prior to approval. The Board allowed for approval of the estimate if the project is acceptable.

Mr. Crenshaw also provided a request from the customer at 20715 Stewart Crest Lane for a reduction of bill. The customer had a leak and was invoiced for 750,000 gallons in February with a monthly invoice of \$5,706. It was reported that the leak had since been repaired. The board agreed it would like details on the age of the water meter, the evidence and type of homeowner repairs and billing history for consideration as to a reduction or installment plan. The operator will provide the details.

Mr. Crenshaw presented a new system for billing rate calculation for commercial accounts for review. The calculation is based on the allowance of the rate order, and following discussion, it was decided that the new system should be implemented.

The Board reviewed a draft Consumer Confidence Report and authorized distribution and filing as required by law.

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 uncollectable.

8. Ms. Keli Schroeder presented the engineer's report which included information on the wastewater treatment plant improvement contract, the capital improvement plan update, the alternative capacity requirement update, as required by the TCEQ, the design of water plant no. 2 ground storage tank rehabilitation and generator recoating and a request for capacity. After discussion by the Board, upon unanimous vote, the Board approved the engineer's report.

9. Ms. Karen Sears of Storm Water Solutions then presented a report on the maintenance of all properties cared for by Storm Water Solutions. She noted that there was 5.04" of rainfall and lots of debris to clean up. The Board discussed proposals for the clean out of Barker Village storm unit, the quarterly clean out of the Cross Creek Storm unit and installation of bollards and pipe gates at the Highland Creek Ranch detention pond. Further noted was a sinkhole that isn't linked to a pipe which needs to be investigated. After discussion, the Board approved the Storm Water Solutions report and the three presented proposals.

A request for approval of a repair on an emergency basis was presented to the Board by the storm water consultant and the engineer. The consultants believe that there is a need for an emergency repair because of the wash out of the storm water outfall pipe near Ravenmeadow Lane. The storm water pipe will need to be replaced on an emergency basis to allow for the drainage of the area. It is projected that the cost may be approximately \$250,000. A resolution authorizing emergency repairs under Section 49.272 of the Texas Water Code was presented. Following discussion, motion and a second, the Board approved the Resolution Authorizing Emergency Repairs under Section 49.274 of the Texas Water Code and Authorizing Contract following a more detailed review the of project and contract by the engineer, and the approval the designated committee to include Directors Spearman and Valenzuela.

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, May 21, 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. Approve qualifications of newly elected directors; Public Information Act Training; Conflict of Interest Disclosures; Accept oaths and statements of elected officials
3. Election of officers
4. 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
5. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
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; 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)
8. Storm Water Management Report
9. 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
10. Pending Business





James D. Bonham, Attorney for the District