

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

Minutes of Meeting of Board of Directors

September 17, 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 September 17, 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. Jorge Diaz of McLennan & Associates, LP; Mr. Lee Crenshaw of Municipal District Services; Ms. Patty Rodriguez of Bob Leared Interests; Mr. Ethan Demary of Brown & Gay Engineers, Inc.; Ms. Karen Sears of Storm Water Solutions; Ms. Anthea Moran of Masterson Advisors LLC; 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 20, 2024, 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, 2024. 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 2023 taxes to be 98.4% 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 2024 tax rate. The Board reviewed the analysis and recommendation, as well as the 2024 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 2024 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 2024 tax rate of \$0.519 per \$100 assessed valuation, which consists of a debt service tax of \$0.319 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 4,168. The Board reviewed the regulatory information and the water production and consumption data reflecting 90.87% 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 on the brick repair approved at the last Board meeting. 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 be written off as uncollectable.

6. Mr. Ethan Demary presented the engineer's report. The engineer reported on the status of the Wastewater Treatment Plant improvements and advised that the Texas Commission on Environmental Quality has approved the District's alternative capacity requirement application. The Board considered bids for rehabilitation and recoating at Water Plant No. 2 and upon unanimous vote, the Board accepted the bid of Viking Painting in the amount of \$410,700. The Board also approved a proposal from BGE to perform construction phase services on an hourly fee not to exceed \$70,000. 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 discussed the disposal of fence material in a detention pond and agreed that a letter should be directed to the resident requesting the material be removed. Ms. Sears presented a proposal for providing labor and materials to repair ATV damages, jet the storm water quality trash screen, and related services in the amount of \$38,200, which was approved by the Board. 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 17, 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. Resolution (1) Finding District to be Low Tax Rate, Developed, Developing, or Developed District in a Declared Disaster Area, (2) Calling Public Hearing on 2024 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



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

James D. Bonham, Attorney for the District