

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

### **Minutes of Meeting of Board of Directors**

**December 16, 2025**

The Board of Directors ("Board") of Harris County Municipal Utility District No. 157 ("District") met at La Griglia, 2817 W Dallas Street, Houston, Harris County, Texas, on December 16, 2025 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

and the following absent:

Jason Valenzuela, Director.

Also present were 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 BGE, Inc.; 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 November 18, 2025, 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 wastewater 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 wastewater treatment plant account for the fiscal year ending December 31, 2025. After review and discussion, upon unanimous vote, the Board approved the bookkeeper's report and the checks listed thereon.

3. The Board then considered a Resolution adopting a general fund budget for the fiscal year ending December 31, 2026 and upon unanimous vote, the Resolution was approved by the Board.


4. Ms. Patty Rodriguez presented the tax assessor/collector's report reflecting the District's 2025 taxes to be 4.9% 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. Mr. Lee Crenshaw presented the operator's report reflecting the total connections in the District to be 4,170. The Board reviewed the regulatory information in the report and the water production and consumption data reflecting 99.28% of the water pumped during the previous month had been accounted for. The operator reported on the operation of the water plants and the wastewater treatment plant and reviewed with the Board the required repairs and maintenance to the District's facilities. 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. The engineer presented an updated Capital Projects Plan for the Board to review. After discussion by the Board, upon unanimous vote, the Board approved the engineer's report.

7. The attorney for the District then discussed with the Board the requirement to file an eminent domain report with the state comptroller's office and upon unanimous vote, the Board acknowledged that the attorney will prepare and file the report as required.

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

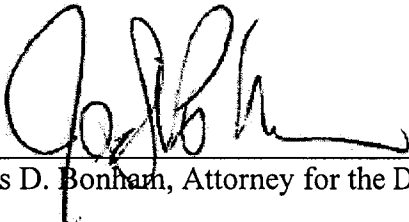
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **La Griglia, 2817 W Dallas Street, Houston, Texas 77019**.

The meeting will be held at **12:00 p.m. on Tuesday, December 16, 2025**.

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; Depository Pledge Agreement(s)
3. Resolution Adopting Operating Budget for Fiscal Year Ending December 31, 2026
4. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
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. Eminent Domain 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

## HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 157

Compliance with Texas Government Code Section 551.043

Pursuant to Texas Government Code § 551.043(c), a physical copy of the proposed budget has been attached to this Notice of Public Meeting.

### Taxpayer Impact Statement

Below is a comparison of a property tax bill for a median-valued<sup>1</sup> homestead property in the District for the current fiscal year to an estimate of a property tax bill for the same property for the upcoming fiscal year if the proposed budget is adopted.

Description	Tax Bill (\$)
Property tax bill for a median-valued homestead property in District for current fiscal year	\$1,198.61
Estimated property tax bill for the same median-valued homestead property in District for upcoming fiscal year if proposed budget is adopted	\$1,198.61

Taxing units such as the District adopt their tax rates under the authority of Chapter 49, Texas Water Code and are not governed by the no-new-revenue tax rate calculations set forth in Chapter 26, Texas Tax Code. Therefore, this Taxpayer Impact Statement does not provide a comparison of property tax bills for the current fiscal year to a balanced budget funded at the no-new-revenue tax rate as calculated under Chapter 26, Texas Tax Code.

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<sup>1</sup> While Texas Government Code § 551.043 uses the term “median-valued,” such term does not appear in the sections of Texas Tax Code Chapter 26 that are applicable to taxing units such as the District. Laws applicable to the District require its tax assessor-collector to calculate the tax rate using the “average taxable value” of homestead properties. (*Texas Water Code, Sections 49.23601, 49.23602(d) and 49.23603*) Therefore this Taxpayer Impact Statement calculates the property tax bill using such “average taxable value.”

**HARRIS COUNTY M. U. D. #157**  
**OPERATING BUDGET**  
**1/01/26- 12/31/26**

**Draft #1 11-18-26**

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Total
<b>REVENUE</b>													
4100 Water Revenue	105,800	105,800	105,800	105,800	105,800	105,800	105,800	105,800	105,800	105,800	105,800	105,800	1,269,600
4200 Sewer Revenue	148,400	148,400	148,400	148,400	148,400	148,400	148,400	148,400	148,400	148,400	148,400	148,400	1,780,800
5328 Surface Water Rev	149,700	149,700	149,700	149,700	149,700	149,700	149,700	149,700	149,700	149,700	149,700	149,700	1,796,400
4120 Reconnect Fees	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	27,600
4320 Maintenance Tax	1,380,000	520,000	135,000	30,000	20,000	15,000	-	-	-	-	-	-	2,100,000
4330 Penalty Revenue	12,700	12,700	12,700	12,700	12,700	12,700	12,700	12,700	12,700	12,700	12,700	12,700	152,400
4350 Transfer Fees	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	16,800
5391 Interest Earnings	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	420,000
5399 Miscellaneous Rev	300	300	300	300	300	300	300	300	300	300	300	300	3,600
5402 SPA Revenue	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	252,000
<b>TOTAL REVENUE</b>	<b>1,856,600</b>	<b>996,600</b>	<b>811,600</b>	<b>506,600</b>	<b>496,600</b>	<b>481,600</b>	<b>476,600</b>	<b>476,600</b>	<b>476,600</b>	<b>476,600</b>	<b>476,600</b>	<b>476,600</b>	<b>7,819,200</b>
<b>EXPENSES</b>													
6200 Payroll Administration	420	420	420	420	420	420	420	420	420	420	420	420	5,040
6201 Payroll Tax Expenses	230	230	230	230	230	230	230	230	230	230	230	230	2,760
6301 Purchase Sewer	77,062	76,626	78,197	76,837	76,626	76,682	76,675	77,241	77,900	80,572	109,767	78,777	963,062
6310 Director Fees ( 5 Directors)	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	36,000
6320 Legal Fees-General	11,300	11,300	11,300	11,300	11,300	11,300	11,300	11,300	11,300	11,300	11,300	11,300	135,600
6321 Auditing Fees	-	-	13,450	500	-	-	-	-	-	-	-	-	13,950
6322 Engineering Fees	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	79,200
6323 Operators Fees	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	252,000
6324 Lab Fees	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	74,400
6325 Election Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
6326 Permit Fees	-	-	-	-	700	-	-	-	-	-	12,000	-	12,700
6328 Surface Water Exps	149,700	149,700	149,700	149,700	149,700	149,700	149,700	149,700	149,700	149,700	149,700	149,700	1,796,400
6333 Bookkeeping Fees	3,800	3,800	3,300	3,300	4,200	4,200	4,000	4,000	4,000	4,000	4,000	4,000	46,600
6335 Maint & Repair-Routine	68,000	68,000	68,000	68,000	68,000	68,000	68,000	62,000	62,000	62,000	62,000	62,000	786,000
6338 Legal Notices	-	-	-	-	10,000	-	-	-	-	-	-	-	10,000
6340 Printing/Office Supply	8,900	8,900	8,900	8,900	8,900	8,900	8,900	8,900	8,900	8,900	8,900	8,900	106,800
6342 Chemicals	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	66,000
6350 Postage	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	34,800
6351 Telephone (5 Accts)	350	350	350	350	350	350	350	350	350	350	350	350	4,200
6352 Utilities - Facilities	10,150	10,150	10,150	10,150	10,150	10,150	10,150	10,150	10,150	10,150	10,150	10,150	121,800
6365 Utilities - Streetlights	18,400	18,400	18,400	18,400	18,400	18,400	18,400	18,400	18,400	18,400	18,400	18,400	220,800

**HARRIS COUNTY M. U. D. #157**  
**OPERATING BUDGET**  
**1/01/26- 12/31/26**

**Draft #1 11-18-25**

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Total
6353 Insurance	-	-	-	-	-	-	-	-	-	-	50,000	-	50,000
6354 Travel & Expenses	250	250	250	250	250	250	250	250	250	250	250	250	3,000
6355 AWBD Expenses	6,000	-	3,000	-	-	6,000	-	-	2,500	800	-	-	18,300
6359 Other Expenses	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
6378 Transfer Fee Exps (25)	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	20,400
6380 Disconnect Fees (10)	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	22,800
6395 Security Services (90%)	26,300	26,300	26,300	26,300	26,300	26,300	26,300	26,300	26,300	26,300	26,300	26,300	315,900
6399 Garbage/Recycl (24.91)	98,960	98,960	98,960	98,960	98,960	98,960	98,960	98,960	98,960	98,960	98,960	98,960	1,187,518
6423 Detention Pond Maint.-SWS	13,762	8,962	11,162	23,911	8,962	7,662	11,162	10,262	8,962	20,802	11,562	8,962	148,133
6471 Arbitrage Analysis	-	-	-	5,000	-	-	-	-	5,000	-	-	-	10,000
6499 Mowing-Ready Maint	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
7410 TCEQ Assessment Fees	15,330	-	-	-	-	-	-	-	-	-	-	-	15,330
<b>TOTAL EXPENSES</b>	<b>560,963</b>	<b>534,397</b>	<b>554,118</b>	<b>654,857</b>	<b>545,487</b>	<b>539,553</b>	<b>536,846</b>	<b>530,512</b>	<b>537,371</b>	<b>545,183</b>	<b>626,338</b>	<b>530,748</b>	<b>6,595,187</b>
<b>NET REVENUE/EXPS</b>	<b>1,295,637</b>	<b>462,203</b>	<b>57,482</b>	<b>(48,057)</b>	<b>(48,897)</b>	<b>(47,953)</b>	<b>(60,246)</b>	<b>(53,912)</b>	<b>(60,771)</b>	<b>(68,583)</b>	<b>(149,738)</b>	<b>(54,148)</b>	<b>1,223,013</b>
Beginning Cash Surplus	11,360,000	12,655,637	13,117,839	13,175,321	13,127,264	13,078,366	13,030,413	12,970,167	12,916,254	12,855,483	12,786,900	12,637,161	
Operating Surplus/Deficit	1,295,637	462,203	57,482	(48,057)	(48,897)	(47,953)	(60,246)	(53,912)	(60,771)	(68,583)	(149,738)	(54,148)	
End Cash Surplus/Deficit	12,655,637	13,117,839	13,175,321	13,127,264	13,078,366	13,030,413	12,970,167	12,916,254	12,855,483	12,786,900	12,637,161	12,583,013	

**Notes:**

Maintenance tax based on 2025 CAV of \$ 1,107,864,690 @ .200/ 100 @ .98%  
 Security Services (4 Deputies) - Rate is \$29,637 effective Sept 2025. (GOF Shara-90% \$26,133)  
 Garbage & Recycling rate increased from \$23.84 to \$24.91 / Conn starting Feb 2026.

Presented Draft 1: 11/18/25

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