

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

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

**July 21, 2026**

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 July 21, 2026 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 (MDS); Ms. Patty Rodriguez of Bob Leared Interests; Mr. Ray Rangel of BGE, 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 May 19, 2026, 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, 2026. 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 2025 taxes to be 98.1% 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. 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 97.69% of the water pumped during the previous month had been accounted for. The operator reported on the operation of the

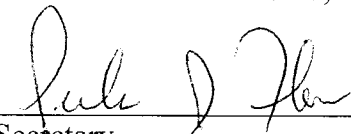
water plants and the wastewater treatment plant and reviewed with the Board the required repairs and maintenance to the District's facilities. Mr. Crenshaw advised the Board that there had been some personnel changes at MDS but he expected to continue to handle the District's business. The Board also 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.

5. Mr. Ray Rangel presented the engineer's report. The engineer reported on the status of the chlorine gas to liquid bleach conversion at the Water Plant and reported on the other matters that appear in the written report. The Board discussed the proposed development at 7606 Fry Road and authorized the engineer to issue a letter of capacity availability. After discussion by the Board, upon unanimous vote, the Board approved the engineer's report.

6. 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 considered a proposed amended maintenance schedule and after discussion, upon unanimous vote, the proposal was accepted by the Board. After discussion, the Board approved the Storm Water Solutions report.

7. The Board then considered a proposed law enforcement contract with the Harris County Sheriff's Office for the next calendar year and upon unanimous vote, the contract was approved and executed.

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, July 21, 2026.**

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. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
4. 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
5. 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)
6. Law Enforcement Contract
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



James D. Bonham, Attorney for the District