HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 157
Minutes of Meeting of Board of Directors
October 20, 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 October 20, 2026 in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

Leonard Spearman, President
Jason Valenzuela, Vice President
Perla I. Flores, Secretary
January Garcia, Director

and the following absent:

Betty Niblett, Director.

Also present were Mr. Jorge Diaz of McLennan & Associates, LP; Mr. Lee Crenshaw of Municipal District Services; Ms. Robin Goin of Bob Leared Interests; Ms. Keli Schroeder and Mr. Ray Rangel of BGE, Inc.; Ms. Karen Sears of Storm Water Solutions; Ms. Nicole E. Pierce, attorney for the District; and Ms. Agnes Sibayan, a member of the public.

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 September 15, 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. Robin Goin presented the tax assessor/collector's report reflecting the District's 2025 taxes to be 98.818% collected. The 2026 taxable value is shown on the report to be $1,084,662,638 and the collections will start appearing on next months' report. 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 acknowledged publication of a Notice of a Public Hearing to consider the District's 2026 tax rate. The Board then opened the public hearing on the District's proposed 2026 tax rate. Hearing no public comments or questions, the hearing was closed.

5. The Board then considered the attached Order adopting the District's Debt Service and Maintenance and Operation Tax for 2026 indicating a tax rate of $0.317 for debt service and $0.20 for maintenance and operations for a total of $0.517 per $100 value. After review and discussion, upon unanimous vote, the Board approved and executed the Order as presented.

6. The Board then approved and executed an Amendment to the Statement of Directors to reflect the 2026 tax rate as required by law.

7. Mr. Lee Crenshaw presented the operator's report reflecting the total connections in the District to be 4,172. The Board reviewed the regulatory information in the report and the water production and consumption data reflecting 98.43% 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. He reported that they had received correspondence from the West Harris County Regional Water Authority that there will be no fee increase to the current groundwater reeducation plan fee and the surface water fee for 2027. 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.

8. Ms. Keli Schroeder presented the engineer's report. She provided an update on the Water Plant No. 2 conversion from chlorine gas to liquid bleach. She discussed the Texas Commission on Environmental Quality request for a renewal of the multi-sector general permit for wastewater treatment plant facilities over one million gallons per day. She requested the Board's approval for BGE to renew the permit before the November 2026 deadline and to file the Notice of Intent on behalf of the District. She advised that the permit would be good for five years before it needed to be renewed again. After discussion by the Board, upon unanimous vote, the Board approved the engineer's report as presented, and authorized BGE to renew the multi-sector general permit and file the Notice of Intent for same on the District's behalf.

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 also presented an amendment to the Master Services Agreement related to authorization by the Board regarding discretionary expenditures. The Board discussed authoring an amount not to exceed $2,500 per occurrence on routine maintenance and repairs within the scope of the Master Services Agreement. After discussion, the Board approved the Storm Water Solutions report as presented and the amendment to the Master Services Agreement authorizing Storm Water Solutions to perform routine maintenance and repairs in an amount not to exceed $2,500 per occurrence as discussed.

10. The Board tabled review of the insurance renewal proposals.

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, October 20, 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; Tax Assessor's Contract
4. Public Hearing on Proposed 2026 Tax Rate
5. Order Approving Tax Roll and Levying Debt Service Tax and Maintenance and Operation Tax
6. Amendment to Statement of Directors
7. 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
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. Insurance Proposals
11. 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
12. Pending Business

James D. Bonham, Attorney for the District