

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 159

NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the above-captioned District will hold a public meeting at 1300 Post Oak Boulevard, Suite 2500, Houston, Texas 77056, said address being a meeting place of the District.

The meeting will be held on **Monday, May 18, 2026, at 1:15 p.m.**

The Board shall consider and discuss the following matters and take any action appropriate with respect to such matters:

1. Public comments (limit of 5 minutes per speaker);
2. Ratify approval of the minutes of the meeting of the Board of Directors held March 16, 2026, and review and approval of the minutes of the meeting of the Board of Directors held on April 20, 2026;
3. Acceptance of Qualification Statements, Bonds, Oaths of Office, Affidavits of Current Director, and Elections Not to Disclose Certain Information for Directors Bill Cook and Nicholas Russo, III;
4. Election of officers of Board of Directors;
5. Approval of District Registration Form relative to election of Directors;
6. Authorize preparation and maintenance of a local government officers list in connection with conflict of interest disclosure requirements;
7. Discuss changes to cybersecurity and artificial intelligence training requirements applicable to Directors of the District;
8. Bookkeeper's report, including financial and investment reports and the payment of invoices presented;
9. Adoption of draft operating budget for the District, fiscal year ending May 31, 2027 (reference Exhibit "A" and Exhibit "B" attached hereto);
10. Engagement of auditor to audit the District's financial statements and prepare the District's audit report for fiscal year ending May 31, 2026;
11. Receive Tax Assessor-Collector report and approve payment of invoices presented and moving of accounts to uncollectible roll;

12. Report on legal action taken by the District's delinquent tax collections attorney, authorize foreclosure proceedings, installment agreements, and the filing of proofs of claim;
13. Approval of Unclaimed Property Report(s) as of March 1, 2026 and authorize bookkeeper and tax assessor-collector to file Report(s) with State Comptroller prior to July 1, 2026;
14. Engineer's Report, including:
 - (a) Authorizing the design, advertisement for bids and/or award of construction contracts or concurrence in the award of contracts for the construction of water, sanitary sewer and drainage facilities within the District, and authorize acceptance of Texas Ethics Commission TEC Form 1295's ("TEC Form 1295") in connection therewith;
 - (b) Status of construction contracts, including the approval of any pay estimates, change orders and/or acceptance of facilities for operation and maintenance purposes, and authorize acceptance of TEC Form 1295's in connection therewith, including:
 - (i) Make-Up Well No. 6 (J&S Water Wells);
 - (ii) Overflow Borrow Pit (Sonora Construction);
 - (iii) Overflow Clearing and Grubbing – *Central* (Trahan Construction, LLC);
 - (iv) Overflow Clearing and Grubbing – *East* (Trahan Construction, LLC);
 - (v) Overflow Clearing and Grubbing – *North* (Trahan Construction, LLC);
 - (vi) Overflow Clearing and Grubbing – *South* (Trahan Construction, LLC);
 - (vii) Overflow Clearing and Grubbing – *West* (Trahan Construction, LLC);
 - (viii) Upper Langham Creek Phase 3 Channel and Detention Basin (Sonora Construction);
 - (ix) Upper Langham Creek Phase 3 Channel and Detention Basin (Woolpert);
 - (x) Upper Langham Creek Phase 3 Drainage Fingers (Earth Builders, LP); and
 - (xi) Trio Lakes Water Transfer Station (Solid Bridge Construction);
 - (c) Acceptance of deeds, easements, and conveyances for facilities constructed or to be constructed for the District; authorize acceptance of TEC Form 1295's in connection therewith; and
 - (d) Status of Storm Water Quality Permits;
15. Langham Creek Phase 2, and consider the following related matters:
 - (a) Status of Phase 2B – Contract 2 Project, including:
 - (i) Engineering, inspection, and stormwater pollution prevention reports; and
 - (ii) Approval of pay applications, change orders, and/or permit applications;
 - (b) Approval of proposals and/or contracts for services or matters ancillary to the Phase 2B – Contract 2 Project;
 - (c) Review of Construction Budget for the Phase 2B – Contract 2 Project and funding of Phase 2B – Contract 2 Account; and
 - (d) Any other matters related to Phase 2B – Contract 2 Project;

16. Matters related to the Harris County Flood Control District ("HCFCD"), including:
 - (a) Status of implementation of the Interlocal Agreement related to Langham Creek Phase 3 Drainage Improvements;
 - (b) Pending request for conveyance of detention site to the District, and pending request for assignment of drainage easements to the District; and
 - (c) Status of renewal of Interlocal Agreement with HCFCD for reimbursement of District costs incurred for mowing HCFCD right-of-way;
17. Status of exercise of eminent domain authority for acquisition of detention site, including status of condemnation action;
18. Operator's Report, including:
 - (a) Monthly report;
 - (b) Repair and maintenance of District facilities;
 - (c) Status of receipt of proposals for grounds maintenance within District irrigation pump station sites; and
 - (d) Operation of Irrigation Pump Station No. 4 by Harris County Water Control and Improvement District No. 157;
19. Detention facility and grounds maintenance, and approve of contracts, amendments, proposals, pay estimates, and change orders in connection therewith and acknowledge related TEC Form 1295s, including, but not limited to:
 - (a) Detention basin and storm sewer / drainage system maintenance relating to the Upper Langham Creek Phase 3 Drainage Fingers;
 - (b) Mowing, irrigation system, and grounds maintenance (Spencer Outdoor, LLC);
 - (c) Fertilization and integrated pest management (Southern Green Lawns, LLC);
 - (d) Supplemental landscape, tree and plant irrigation and maintenance program;
 - (e) Erosion control and remediation;
 - (f) Tree maintenance matters (Garden Oaks Tree Service LLC);
 - (g) Fish stocking in ponds, maintenance of fish habitats, aquatic plantings, and water quality matters (Lake Pro, Inc.);
 - (h) Wildlife management; and
 - (i) Security matters;
20. Discuss updates to District website, including status of administration of website through Touchstone District Services, LLC ("Touchstone");
21. Status of the annexation of certain land into the boundaries of the District, including 267.49 acres as requested by Bridgeland Development, LP;
22. Developer's Report;

23. Attorney's Report;
24. Closed Session pursuant to Texas Government Code (Open Meetings Act), including but not limited to Section 551.071 (for consultation with the District's attorney), 551.072 (deliberation regarding real property) and/or 551.076 (security matters);
25. Reconvene in Open Session and authorize any action resulting from matters discussed in Closed Session; and
26. Consider matters for possible placement on future agendas;

(SEAL)



SCHWARTZ, PAGE & HARDING, L.L.P.

By: _____

Mitchell G. Page
Attorneys for the District

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (713) 623-4531 at least three business days prior to the meeting so that appropriate arrangements can be made.

Exhibit "A"

Proposed Budget

Harris County WCID No. 159 - Fiscal Year Ending 05/27

	Ten Month Actuals 06/25 - 03/26	Twelve Months Annualized FYE 05/26	Approved 2026 Budget	Proposed 2027 Budget
Revenues				
14301 · Maintenance Tax Collections	1,932,020	1,932,020	1,973,253	1,499,309
14801 · Interest Earned on Checking	16	20	5	5
14802 · Interest Earned on Temp. Invest	90,947	109,137	81,000	85,000
Total Revenues	\$2,022,983	\$2,041,176	\$2,054,258	\$1,584,314
Expenditures				
16102 · Operations - Water	15,477	18,636	18,000	27,000
16105 · Maintenance & Repairs - Water	16,549	19,859	125,000	20,000
16109 · Mowing - Water	1,094	1,313	1,459	1,460
16119 · Pumpage Fees	0	0	100,000	100,000
16406 · Storm Water Quality - Maint	269,776	322,734	297,540	325,000
16409 · Contract Landscape Manager	66,952	80,342	80,000	82,500
16601 · Lake Maintenance	31,255	37,506	21,000	44,000
16611 · Maint. Contracts - Rec Facility	0	130,000	130,000	150,000
16612 · Maintenance & Repair - IP4	76,964	89,357	55,000	92,000
16613 · Utilities - Irrigation	5,382	6,459	12,000	6,700
16614 · Pond Restocking	11,558	11,558	0	12,500
16703 · Legal Fees	88,184	105,821	102,000	105,000
16705 · Auditing Fees	23,200	23,200	22,000	24,000
16706 · Engineering Fees	92,962	111,555	140,000	115,000
16709 · Election Expense	1,223	1,223	20,000	0
16710 · Website Hosting	3,153	3,783	4,000	4,000
16712 · Bookkeeping Fees	67,096	80,515	75,000	85,000
16714 · Printing & Office Supplies	2,968	3,561	5,500	3,700
16715 · Filing Fees	213	256	400	260
16716 · Delivery Expense	627	752	180	780
16717 · Postage	279	335	200	350
16718 · Insurance & Surety Bond	12,117	12,117	10,000	12,500
16719 · AWBD Expense	1,902	1,902	6,200	2,000

Proposed Budget

Harris County WCID No. 159 - Fiscal Year Ending 05/27

	Ten Month Actuals 06/25 - 03/26	Twelve Months Annualized FYE 05/26	Approved 2026 Budget	Proposed 2027 Budget
16722 · Bank Service Charge	190	228	60	360
16723 · Travel Expense	6,537	7,845	6,400	8,100
16724 · Publication Expense (SB 622)	440	528	3,000	3,000
16728 · Record Storage Fees	534	641	500	660
16731 · Arbitrage Analysis	1,875	1,875	4,500	2,000
16737 · SB2 Compliance	2,250	3,000	3,000	3,000
17101 · Payroll Expenses	13,702	16,442	25,000	17,000
17102 · Payroll Administration	75	90	0	300
17103 · Payroll Tax Expense	1,048	1,258	1,850	1,300
17802 · Miscellaneous Expense	4,366	2,927	6,000	0
Total Expenditures	\$819,950	\$1,097,618	\$1,275,789	\$1,249,470
Other Revenues				
15902 · Transfer From Capital Projects	48,727	48,727	0	0
Total Other Revenues	\$48,727	\$48,727	\$0	\$0
Capital Outlay				
17901 · Capital Outlay	452,911	518,226	0	0
17908 · Capital Outlay - Landscaping	201,194	207,194	85,000	147,000
17909 · Veteran Memorial	0	0	75,000	150,000
Total Capital Outlay	\$654,104	\$725,420	\$160,000	\$297,000
Net Excess Revenues <Expenditures>	\$597,657	\$266,865	\$618,469	\$37,844

* Maintenance Tax Collections - (\$1,594,161,865)/100*.095*.99

Exhibit "B"
Taxpayer Impact Statement

	Current Budget Fiscal Year Ending** <i>05/26</i>	Proposed Budget Fiscal Year Ending** <i>05/27</i>	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$738.00	\$539.31	\$738.00

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.13 per \$100 of assessed value. Average homestead values are determined by the county appraisal district. All estimates above were prepared utilizing the average resident homestead value as of the time that the District's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

**Average tax bill estimates for the current and proposed budgets reflect those taxes necessary to fund the operation and maintenance tax revenues stated in the applicable budget.

***This column estimates the operations and maintenance taxes to be paid on the average homestead if the proposed budget generates the same amount of operations and maintenance tax revenues as the current budget.