

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, July 21, 2025, 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. Review and approval of the minutes of the meeting of the Board of Directors held on June 16, 2025;
3. Bookkeeper's report, including financial and investment reports and the payment of invoices presented;
4. Receive Tax Assessor-Collector report and approve payment of invoices presented and moving of accounts to uncollectible roll;
5. 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;
6. 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, including:
 - (i) Trio Lakes Water Transfer Station;
 - (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; and
 - (ix) Upper Langham Creek Phase 3 Drainage Fingers;
 - (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, including:
 - (i) Conveyance and Bill of Sale of Facilities (Bridgeland – Mason Road Street Dedication, Section 6 – Recreational Improvements);
 - (ii) Conveyance and Bill of Sale of Facilities (Bridgeland – Mason Road, Section 6 Buffer – Landscape Improvements);
 - (iii) Conveyance and Bill of Sale of Facilities (Bridgeland – Parkland Village, Section 43/51 Neighborhood Park – Landscape Improvements);
 - (iv) Conveyance and Bill of Sale of Facilities – Parkland Village, Section 49 Landscape Improvements; and
 - (v) Conveyance and Bill of Sale of Facilities – Parkland Village Emerald Lake Landscaping; and
 - (d) Status of Storm Water Quality Permits;
7. 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;
8. Status of the Bond Application Report in connection with the District's proposed Unlimited Tax Park Bonds, Series 2025, including adoption of a Resolution requesting an estimate of taxable value within the District;
9. Matters related to the Harris County Flood Control District, including:
- (a) Proposed Interlocal Agreement related to Langham Creek Phase 3 Drainage Improvements; and
 - (b) Pending request for conveyance of detention site to the District, and pending request for assignment of drainage easements to the District;
10. Status of potential exercise of eminent domain authority for acquisition of detention site, including:
- (a) Adoption of a Resolution declaring the existence of a public necessity for the construction of storm water detention facilities and authorizing the acquisition, by donation, purchase, or exercise of the power of eminent domain, of property and property interests necessary for such facilities; and


- (b) Approve initial offer letter for acquisition of property necessary for storm water detention facilities;
- 11. Operator's Report, including:
 - (a) Monthly report;
 - (b) Repair and maintenance of District facilities; and
 - (c) Status of receipt of proposals for grounds maintenance within District irrigation pump station sites;
- 12. Discuss and consider modifications to the joint agreement for operation and maintenance of Irrigation Pump Station No. 4 between the District and Harris County Water Control and Improvement District No. 157;
- 13. 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, including approval of change orders to current contracts with Berkley Outdoors for Phases 1, 2 and 3 landscape improvements;
 - (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) Signage surrounding the District's lakes;
 - (i) Wildlife management; and
 - (j) Security matters;
- 14. Discuss updates to District website, including status of administration of website through Touchstone District Services, LLC ("Touchstone");
- 15. Annexation of certain land into the boundaries of the District, including status of consolidated 168-acre annexation ("Hornberger Tract") and 154-acre annexation ("Rue Tract") (together, the "Rue and Hornberger Annexation") as requested by TPTHL House Hahl, LLC ("TPTHL");
- 16. Developer's Report;
- 17. Attorney's Report; and

18. 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.