

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 159

Minutes of Meeting of Board of Directors

June 16, 2025

The Board of Directors (the "Board") of Harris County Water Control and Improvement District No. 159 (the "District") met in regular session, open to the public, on June 16, 2025, at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas, in accordance with the duly posted notice of meeting, and the roll was called of the duly constituted members of said Board of Directors, as follows:

William Cook, President
Nicholas J. Russo, III, Vice President
Krystal Helbig, Secretary
Laura Maham, Assistant Secretary
Robin Goin, Assistant Secretary

and all of said persons were present, with the exception of Director Russo, thus constituting a quorum.

Also present were Avik Bonnerjee of B&A Municipal Services, Inc. ("B&A"); Trevor Smith of Municipal Accounts & Consulting, LP ("MA&C"); Kristen Turkal of BGE, Inc. ("BGE"); Mike Scott of Si Environmental, LLC ("Si Environmental"); Paulina Baker of Howard Hughes Holdings, Inc., on behalf of Bridgeland Development, L.P. ("Developer"); and Mitchell G. Page, Lindsey H. Pittman and Amber Kaiser of Schwartz, Page & Harding, L.L.P. ("SPH").

The President called the meeting to order and declared it open for such business as might regularly come before it.

PUBLIC COMMENTS

The Board began by opening the meeting for public comments. No comments from the public were presented, and the Board continued to the next item of business.

APPROVAL OF MINUTES

The Board considered the approval of the minutes of its meeting held on May 19, 2025. After discussion of the draft minutes presented, Director Cook moved that such minutes be approved, as written. Director Goin seconded said motion, which unanimously carried.

BOOKKEEPER'S REPORT

Mr. Smith presented to and reviewed with the Board the Bookkeeper's Report dated June 16, 2025, a copy of which is attached hereto as **Exhibit A**, including the disbursements presented for payment. Mr. Smith noted check no. 3381, payable to Director Goin, and check no. 3382, payable to Director Maham, both for expense reimbursements from the Association of Water Board Directors summer conference, were presented for approval and would be reflected in the next monthly Bookkeeper's Report. Following discussion of the Bookkeeper's Report, it was moved by Director Cook, seconded by Director Maham and unanimously carried, that the Bookkeeper's Report be approved, as presented, and the disbursements listed therein be approved for payment, with the exception of check no. 3812, which was voided, and the addition of check nos. 3381 and 3382.

TAX ASSESSOR-COLLECTOR'S REPORT

Mr. Bonnerjee presented to and reviewed with the Board the Tax Assessor-Collector's Report for the month ended May 31, 2025, a copy of which is attached hereto as **Exhibit B**, including the checks presented for payment. After discussion, Director Cook moved that the Tax Assessor-Collector's Report be approved, as presented, and the disbursements listed therein be approved for payment. Director Maham seconded said motion, which unanimously carried.

DELINQUENT TAX COLLECTIONS REPORT

The Board deferred consideration of a Delinquent Tax Report, as it was noted that no report was due at this time from Perdue, Brandon, Fielder, Cllins & Mott, L.L.P., delinquent tax attorneys for the District.

ENGINEER'S REPORT

Ms. Turkal presented to and reviewed with the Board the Engineer's Report dated June 16, 2025, a copy of which is attached hereto as **Exhibit C**. In connection therewith, Ms. Turkal provided updates regarding various construction projects within the District. A discussion ensued regarding options for replacement of the gate at Irrigation Pump Station No. 5 ("IPS No. 5"). Following discussion, it was moved by Director Goin, seconded by Director Maham and unanimously carried that the Engineer's Report and all action items therein be approved, as recommended by BGE, including the installation of a new gate at IPS No. 5 in an amount not to exceed \$6,000.

LANGHAM CREEK DETENTION PHASE 2

The Board then considered the status of the Langham Creek Detention Phase 2 project. In connection therewith, Ms. Turkal reported that BGE is still working through the punch list of items from Harris County Flood Control District ("HCFCD") following the two-year inspection for this project but there were no new updates. It was noted that no action was required of the Board at this time.

STATUS OF THE DISTRICT'S PROPOSED UNLIMITED TAX PARK BONDS, SERIES 2025 (THE "BONDS")

In connection with the District's proposed Bonds, Mr. Page reported that SPH is expecting to file the bond application report for the Bonds with the Texas Commission on Environmental Quality this week. It was noted that no action was required of the Board at this time.

MATTERS RELATED TO THE HARRIS COUNTY FLOOD CONTROL DISTRICT

Mr. Page discussed the status of a proposed Interlocal Agreement (the "Interlocal Agreement") relating to the Langham Creek Phase 3 Drainage Finger Improvements. He noted that the draft Interlocal Agreement is still currently under review by the District's consultants and the Developer. Following discussion, it was noted that no action was required of the Board in connection with this matter.

The Board next considered the proposed conveyance of a detention site (the "Site") from HCFCF to the District. Mr. Page presented to and reviewed with the Board the District's written request to HCFCF to deed the Site to the District as authorized at the last Board meeting. A copy of the request attached hereto as **Exhibit D**. Mr. Page also reminded the Board of the request pending with the HCFCF for the assignment of certain drainage easements by HCFCF to the District. It was noted that no action was required of the Board at this time.

POTENTIAL EXERCISE OF EMINENT DOMAIN AUTHORITY

Mr. Page next discussed the potential condemnation of three (3) tracts of land situated along House Hahl Road (the "Tracts"). He reported that the appraisal process is underway for the Tracts and the estimated timing for the appraisal letters to go out is prior to the July Board meeting. It was noted that no action was required of the Board at this time.

OPERATOR'S REPORT

Mr. Scott presented to and reviewed with the Board the Operator's Report dated June 16, 2025, a copy of which is attached hereto as **Exhibit E**. Following discussion, it was moved by Director Goin, seconded by Director Maham and unanimously carried, that the Operator's Report and all action items therein be approved.

CRITICAL LOAD STATUS

Mr. Page advised the Board that Section 13.1396 of the Texas Water Code, as amended, requires the District to update its information identifying the location and description of facilities that have qualified for critical load status and its information regarding emergency contacts (a) annually to each electric utility that provides transmission and distribution service to the District and each retail electric provider that sells power to the District, and (b) immediately upon any change in the information to the above entities, as well as to the office of emergency management of Harris County, Texas, the Public Utility Commission of Texas, and the division of emergency management of the governor. Mr. Scott advised that he would provide the annual update and, if

required, any changes to the information to the appropriate entities. After discussion on the matter, Director Cook moved that Si Environmental be authorized to make such annual filings on behalf of the District. Director Maham seconded the motion, which unanimously carried.

MATTERS RELATING TO IRRIGATION PUMP STATION NO. 4 ("IPS NO. 4")

The Board next considered issues relating to IPS No. 4. In connection therewith, Mr. Page reported as to Harris County Water Control and Improvement District No. 157's assessment of silt accumulation. Following discussion, it was noted that no action was required by the Board at this time in connection with IPS No. 4.

DETENTION FACILITY AND GROUNDS MAINTENANCE

Director Cook presented and reviewed with the Board a Landscape Report dated June 12, 2025, a copy of which is attached hereto as **Exhibit F**. Following discussion, it was moved by Director Maham, seconded by Director Helbig and unanimously carried that: (i) the purchase of catch and release signage be approved and that Si Environmental be authorized to purchase and install the signs surrounding the District lakes; and (ii) Director Cook be authorized to contact Bridgeland Council for cooperation regarding a posting of "no diving" signs around the Dragonfly Lake Bridge and the addition of information related to the District's lakes in an upcoming Council newsletter.

Mr. Bonnerjee exited the meeting at this time.

WEBSITE UPDATES

Mr. Page next presented to the Board a Monthly Communications Report dated June 16, 2025, as prepared by Touchstone, a copy of which is attached hereto as **Exhibit G**. Following discussion, it was noted that no action was required by the Board at this time.

RUE TRACT AND HORNBERGER TRACT ANNEXATIONS

The Board considered the status of annexation of the 154 acres (the "Rue Tract") and the adjacent 168 acres (the "Hornberger Tract"), as previously requested by TPHTL House Hahl, LLC. In connection therewith, Mr. Page advised the Board that the consent application package was submitted to the City of Houston on February 24, 2025. It was noted that no action was required by the Board in connection with this matter at this time.

DEVELOPER'S REPORT

Ms. Baker presented to and reviewed with the Board the home inventory report through May 2025, as prepared by the Developer, a copy of which is attached hereto as **Exhibit H**. It was noted that no action was required by the Board in connection with the Developer's Report.

**AUTHORIZE COMPLETION, EXECUTION AND FILING WITH THE SECRETARY
OF STATE OF A VOTING SYSTEM ANNUAL FILING FORM**

The Board considered authorizing the completion, execution and filing with the Secretary of State of a Voting System Annual Filing Form relative to District elections. Mr. Page advised that pursuant to the Texas Election Code, each political subdivision in the State of Texas is required to complete and file said Form with the Secretary of State's office. After discussion, Director Cook moved that SPH be authorized to complete and execute the Voting System Annual Filing Form and to file same with the Secretary of State's Office on behalf of the Board and the District. Director Maham seconded said motion, which carried unanimously.

RECORDS DESTRUCTION REQUEST

Mr. Page advised the Board that the District's Records Retention Schedules adopted in connection with its Records management Program require that certain records of the District be retained only for specific periods of time based on the type of record. As an example, he explained that notes taken during meetings which are used to prepare the official minutes of Board meetings are to be retained for ninety (90) days after approval of such minutes by the Board. He next presented a request from the District's Records Management Officer for approval to destroy certain records (which will not be scanned in and store electronically) in accordance with the District's Records Retention Schedules. A copy of the subject request is attached hereto as **Exhibit I** (the "Request"). After discussion on the matter, Director Cook moved that SPH be authorized to destroy the records described in the Request. Director Maham seconded said motion, which unanimously carried.

ATTORNEY'S REPORT

The Board considered the attorney's report. In connection therewith, Mr. Page advised that he had nothing further of a legal nature to report, which had not already been discussed.

MATTERS FOR PLACEMENT ON FUTURE AGENDAS

The Board considered items for placement on future agendas. The Board concurred to hold a special meeting to evaluate and approve any bids received in relation to the Water Transfer Station project.

ADJOURNMENT

There being no further business to come before the Board, on motion made by Director Maham, seconded by Director Goin and unanimously carried, the meeting was adjourned.




Secretary

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 159
LIST OF ATTACHMENTS TO MINUTES
June 16, 2025

- Exhibit A Bookkeeper's Report
- Exhibit B Tax Assessor-Collector's Report
- Exhibit C Engineer's Report
- Exhibit D District's Request to HCFCD to Deed Site
- Exhibit E Operator's Report
- Exhibit F Landscape Report
- Exhibit G Monthly Communications Report
- Exhibit H Developer's Home Inventory Report
- Exhibit I Records Destruction Request