

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, November 17, 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 October 20, 2025;
3. Discussion regarding the District's \$12,210,000 Unlimited Tax Park Bonds, Series 2025 ("Bonds"), and take the following actions related to the Bonds:
 - (a) Approval of agreed-upon procedures report relative to the payments of proceeds of the Bonds, and authorize disbursement of Bond proceeds in accordance with same;
 - (b) Review, approval and authorizing the filing of the Internal Revenue Service Form 8038-G relative to the Bonds;
 - (c) Review and discussion of correspondence from Bond Counsel regarding expenditure and investment of bond proceeds and Internal Revenue Service restrictions on same;
 - (d) Approval and execution of an Amendment to the Third Amended and Restated District Information Form; and
 - (e) Any other matters in connection with the issuance of the Bonds, including the approval and execution of various closing documents and authorization for Bond Counsel to approve closing on the sale of the Bonds;
4. Review and approve continuing disclosure report (due November 30, 2025);
5. Authorize preparation and filing of initial Local Government Bond, Tax, and Project report pursuant to Chapter 403, Texas Government Code, as amended by H.B. 103;
6. Bookkeeper's report, including financial and investment reports and the payment of invoices presented;
7. Receive Tax Assessor-Collector report and approve payment of invoices presented and moving of accounts to uncollectible roll;

8. 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;
9. 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 Drainage Fingers (Earth Builders, LP); and
 - (x) 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, including:
 - (i) Storm Sewer Easement (Bridgeland Prairieland Village, Section 46); and
 - (ii) Conveyance and Bill of Sale of Facilities (Parkland Village, Section 57 – Non-Potable Irrigation Facilities);
 - (d) Status of Storm Water Quality Permits;
10. 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;


11. Matters related to the Harris County Flood Control District ("HCFCF"), including:
 - (a) Status of implementation of the Interlocal Agreement related to Langham Creek Phase 3 Drainage Improvements;
 - (b) Consider authorizing the District's attorneys to engage consulting engineering firm to review costs for capacity in John Paul Landing detention basin per Interlocal Agreement;
 - (c) Pending request for conveyance of detention site to the District, and pending request for assignment of drainage easements to the District; and
 - (d) Approval of renewal of Interlocal Agreement with HCFCF for reimbursement of District costs incurred for mowing HCFCF right-of-way;
12. Status of potential exercise of eminent domain authority for acquisition of detention site, and authorize filing of the Eminent Domain Report with the Texas Comptroller of Public Accounts prior to February 1, 2026, pursuant to § 2206.154, Texas Government Code;
13. 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;
14. 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) Adoption of a rule prohibiting use of motorized vehicles on the District's lakes;
 - (i) Wildlife management; and
 - (j) Security matters;
15. Discuss updates to District website, including status of administration of website through Touchstone District Services, LLC ("Touchstone");

16. Public hearing regarding the exclusion of land from the boundaries of the District, and, if necessary, adopt Order re-calling exclusion hearing at next meeting of the Board of Directors;
17. Annexation of certain land into the boundaries of the District, including 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"), the simultaneous exclusion of land in connection therewith, and adoption of an Order Adding Land to and Excluding Land from the District, Redefining the Boundaries of the District, and Containing Other Provisions Relevant to the Subject;
18. Developer's Report;
19. Attorney's Report; and
20. 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.