

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 158

Minutes of Meeting of Board of Directors

February 17, 2026

The Board of Directors (the "Board") of Harris County Water Control and Improvement District No. 158 (the "District") met in regular session, open to the public, on February 17, 2026, 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:

Nancy Seale, President
Judy Hudson, Vice-President
Catherine Stellakis, Secretary
Barbara Kimzey, Assistant Secretary
Zachary Short, Assistant Secretary

and all of said persons were present, except for Director Short, thus constituting a quorum.

Also present were Garrett Tabor of Municipal Accounts & Consulting, LP ("MA&C"); Ryan Derong of BGE, Inc. ("BGE"); Wendy Maddox and Rhonda Gideon of Assessments of the Southwest, Inc. ("ASW"); Mackenzie Johnson of Inframark, LLC ("Inframark"); Paulina Baker of Howard Hughes Holdings, Inc., on behalf of Bridgeland Development, LP ("Developer"); and Joseph M. Schwartz and Sabrina Ernst 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 noted that there were no members of the public present to offer comments, and proceeded to the next item of business.

APPROVAL OF MINUTES

The Board reviewed the minutes of its meeting held on January 20, 2026. Following discussion, Director Seale moved that the minutes of said meeting be approved, as written. Director Stellakis seconded said motion, which unanimously carried.

BOOKKEEPER'S REPORT AND QUARTERLY INVESTMENT INVENTORY REPORT

Mr. Tabor presented to and reviewed with the Board the Bookkeeper's Report dated February 17, 2026, a copy of which is attached hereto as **Exhibit A**, including the disbursements presented for payment. Mr. Tabor then presented the Quarterly Investment Inventory Report for the investment period ended November 30, 2025, a copy of which is included in the Bookkeeper's Report. Following discussion, it was moved by Director Seale, seconded by Director Stellakis and

unanimously carried, that (i) the Bookkeeper's Report be approved, as presented, (ii) the disbursements listed in the Bookkeeper's Report be approved for payment, except check no. 2649, which was voided, and (iii) the Quarterly Investment Inventory Report for the period ended November 30, 2025, be approved and the District's Investment Officers be authorized to execute same.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Maddox presented to and reviewed with the Board the Tax Assessor Collector Monthly Report and Delinquent Tax Roll for the month ending January 31, 2026, copies of which are attached hereto as **Exhibit B**. Following discussion, Director Seale moved that the Tax Assessor Collector Monthly Report for the month ending January 31, 2026, be approved, as presented, and the disbursements listed therein be approved for payment. Director Stellakis seconded the motion, which carried unanimously.

CONSIDER CONSENT TO ASSIGNMENT OF, ASSUMPTION OF, AND AMENDMENT TO AGREEMENT FOR SERVICES OF TAX ASSESSOR/COLLECTOR FROM B&A TO ASW

The Board considered its Agreement for Services of Tax Assessor/Collector with B&A. It was announced that B&A assigned its tax collection division to ASW, effective as of February 1, 2026. In connection therewith, Mr. Schwartz presented to and reviewed with the Board an Assignment of, Assumption of, and Amendment to Agreement for Services of Tax Assessor/Collector among B&A, ASW and the District (the "Assignment"), a copy of which is attached hereto as **Exhibit C**. After discussion, Director Seale moved that (i) the Assignment be approved as presented, (ii) the President be authorized to execute same on behalf of the Board and the District, and (iii) SPH be authorized to acknowledge the accompanying Texas Ethics Commission ("TEC") Forms 1295. Director Stellakis seconded said motion, which unanimously carried.

APPROVAL OF PAYMENT SERVICES AGREEMENT BY AND BETWEEN THE DISTRICT AND FIRST BILLING SERVICES, LLC

The Board deferred consideration of the Payment Services Agreement by and between the District and First Billing Services, LLC until next month.

DELINQUENT TAX ATTORNEY COLLECTIONS REPORT

The Board deferred consideration of a Delinquent Tax Report, as it was noted that none was received nor is due at this time from Perdue, Brandon, Fielder, Collins & Mott, L.L.P., delinquent tax attorneys for the District.

OPERATOR'S REPORT

Ms. Johnson presented to and reviewed with the Board an Operations and Maintenance Report for the month of January 2026, a copy of which is attached hereto as **Exhibit D**. Following

discussion, Director Seale moved to approve the Operations and Maintenance Report, as presented. Director Stellakis seconded the motion, which carried unanimously.

ENGINEER'S REPORT

Mr. Derong presented to and reviewed with the Board the Engineer's Report dated February 17, 2026, a copy of which is attached hereto as **Exhibit E**, including the pay estimates and change orders listed therein. Following discussion, Director Seale moved that the Engineer's Report and the actions listed therein, be approved, as presented. Director Stellakis seconded the motion, which unanimously carried.

APPROVE PREVAILING WAGE RATES FOR CONSTRUCTION PROJECTS

Mr. Schwartz presented to the Board for review and approval a Resolution Adopting Prevailing Wage Rate Scale for Construction Projects, a copy of which is attached hereto as **Exhibit F**. Mr. Schwartz advised that the District previously adopted the wage rates for Harris County, and noted that BGE is recommending that the District adopt the Department of Labor's updated wage rates for Harris County effective January 1, 2026. After discussion and consideration of the survey and the proposed Resolution, Director Seale moved that the Board adopt the Resolution with Exhibit "A" to same reflecting the wage rates for the Department of Labor for Harris County, and the President and the Secretary be authorized to execute and attest same on behalf of the Board and the District. Director Stellakis seconded said motion, which unanimously carried.

ADOPTION OF RESOLUTION CONCERNING DEVELOPED DISTRICT STATUS FOR 2026 TAX YEAR

Mr. Schwartz next advised the Board that the procedures involved in setting a tax rate each year applicable to a particular district will depend, in part, upon whether it is determined to be a "Developed District" under Texas Water Code Section 49.23602. Mr. Schwartz then reviewed with the Board a worksheet completed by BGE to assist the Board in making this determination, along with a Resolution Concerning Developed District Status for 2026 Tax Year, a copy of which is attached hereto as **Exhibit G**. He advised the Board that pursuant to said worksheet the District is a "Developing District". Following discussion, upon motion made by Director Seale, seconded by Director Stellakis and unanimously carried, the Board determined that the District shall be considered a Developing District for the 2026 Tax Year and adopted the attached Resolution.

STATUS OF PROPOSED ANNEXATION REQUEST OF 126.94 ACRES

Mr. Schwartz advised the Board of the status of the proposed annexation of 126.94 acres into the boundaries of the District. In connection therewith, he reminded the Board that the petitions for same were approved at its January 20, 2026 Board meeting and were forwarded to the Developer for execution. Mr. Schwartz next noted that SPH will complete the annexation package and file same with the City of Houston upon receipt of the executed petitions.

DEVELOPER'S REPORT

Ms. Baker presented to and reviewed with the Board the home inventory report through January 2026, 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.

DETENTION FACILITIES MAINTENANCE; WILDLIFE; SECURITY

The Board considered matters relative to mowing and maintenance of District facilities. In connection therewith, Mr. Schwartz updated the Board regarding a request from Bridgeland Council, Inc. ("Council") to replace various trees in the District. He next noted that the Board previously approved same, subject to the receipt of an advance from the Developer.

BRIDGELAND WATER AGENCY

The Board discussed the status of matters related to the Bridgeland Water Agency. In connection therewith, Mr. Schwartz reported that a barbecue outreach event has been scheduled for March 20 and 21, 2026. He next reported that Touchstone District Services, Inc. is finalizing its 2025 Review Report and will distribute same to participating Bridgeland Districts.

RENEWAL OF INSURANCE COVERAGES

The Board next considered the renewal of the District's various insurance coverages expire on March 31, 2026. In that regard, the Board discussed the proposal received from the District's current insurance provider, Arthur J. Gallagher & Co. ("Gallagher"), a copy of which is attached hereto as **Exhibit I**. After discussion, Director Seale moved that (i) the proposal from Gallagher be accepted, (ii) the President be authorized to execute the accepted proposal on behalf of the Board and the District, and (iii) SPH be authorized to acknowledge Gallagher's TEC Form 1295. Director Stellakis seconded the motion, which carried unanimously.

ATTORNEY'S REPORT

Mr. Schwartz updated the Board in connection with the May 2, 2026 Directors Election. He next presented to and reviewed with the Board an Acknowledgement of Additional Projects in connection with the Supplement for Utility Development, a copy of which is attached hereto as **Exhibit J**. Following discussion, it was moved by Director Seale, seconded by Director Stellakis and unanimously carried that said Acknowledgment of Additional Projects be approved, subject to completion of Exhibit A-1 thereto.

EXECUTIVE SESSION

The President noted that the Board would not need to enter Executive Session.

MATTERS FOR PLACEMENT ON FUTURE AGENDAS

The Board considered items for placement on future agendas. No other specific agenda items other than routine and ongoing matters, or those discussed above, were requested.

ADJOURNMENT

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



[Handwritten Signature]

Assistant Secretary

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 158

LIST OF ATTACHMENTS TO MINUTES

February 17, 2026

Exhibit A	Bookkeeper's Report
Exhibit B	Tax Assessor-Collector's Report
Exhibit C	Assignment of, Assumption of, and Amendment to Agreement for Services of Tax Assessor/Collector from B&A to ASW
Exhibit D	Operations and Maintenance Report
Exhibit E	Engineer's Report
Exhibit F	Resolution Adopting Prevailing Wage Rate Scale for Construction Projects
Exhibit G	Resolution Concerning Developed District Status for 2026 Tax Year
Exhibit H	Home Inventory Report through January 2026
Exhibit I	Insurance Proposal from Arthur J. Gallagher & Co. for 2026 - 2027 Term
Exhibit J	Acknowledgment of Additional Projects