

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 158

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, Harris County, Texas, 77056, said address being a meeting place of the District.

The meeting will be held on **Tuesday, May 19, 2026 at 1:00 p.m.**

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

1. Public comments;
2. Approval of the minutes of the meeting of the Board of Directors held on April 21, 2026;
3. Acceptance of Qualification Statements, Bonds, Oaths of Office, Affidavits of Current Director, and Elections Not to Disclose Certain Information for Directors Seale, Short and Kimzey;
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. Engagement of auditor to audit the District's financial statements and prepare the District's audit report for fiscal year ending May 31, 2026;
9. Bookkeeper's report, including financial and investment reports and the payment of invoices presented;
10. Adoption of operating budget for fiscal year ending May 31, 2027 (reference Exhibit A and Exhibit B attached hereto);
11. Tax Assessor-Collector's Report, and authorize any action necessary or appropriate in connection therewith;
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. Ratify prior approval of Resolution Requesting Appraisal of District Property as of May 1, 2026;
14. 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;
15. Operator Report, including:
 - (a) Monthly report; and
 - (b) Repair and maintenance of District facilities;
16. Engineer's Report, including:
 - (a) Authorizing the design and/or advertisement for bids for the construction of improvements within the District;
 - (b) Authorizing the award or concurrence of award of contracts for the construction of improvements within the District, including:
 - i. K-150 Lakes Water Quality Monitoring and Modeling;
 - (c) Status of construction of improvements within the District, including the approval of any pay estimates and/or change orders, including:
 - i. Upper Cypress Creek Floodplain Mitigation Excavation and Spoil Disposal Phase II – Sonora Construction;
 - ii. Prologis Detention Pond and Mass Grading – MSC Earthwork;
 - iii. Prairieland Section 33 Lake Edge Amenity – Junction Landscape;
 - iv. Irrigation Pump Station No. 10 – R&B Group, Inc.;
 - v. Creekland Detention Phase 3 – Lonnie Lischka Company, LP;
 - vi. Prairieland BCP 10 & South Half Lake Amenity – Gulf Coast Landscape; and
 - vii. Irrigation Pump Station No. 8 and Makeup Well – C4 Partners;
 - (d) Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District, acceptance of facilities for operation and maintenance purposes, and conveyance of sites and/or facilities by the District, including:
 - i. Conveyance – Prairieland Village, Section 5 – Recreational and Drainage Improvements;
 - ii. Conveyance – Prairieland Pedestrian Bridge 1 Amenity;
 - iii. Conveyance – Prairieland Bridgeland Creek Parkway 9 North Lake Amenity;
 - iv. Conveyance – Prairieland Village Flying Admiral Lake Edge;
 - v. Conveyance – Creekland Village, Section 3 – Landscape Improvements;
 - vi. Conveyance – Creekland Village, Section 4 – Landscape Improvements;
 - vii. Conveyance – Prairieland Section 28 Lake Edge Amenity;
 - viii. Conveyance – Creekland Jack Road 2 Setbacks Amenity;
 - ix. Conveyance – Creekland Conveyance Channel – Landscape Improvements;
 - x. Conveyance – Prairieland Village Section 25 and Migration Way and Perennial Crossing – Recreational Improvements;
 - xi. Conveyance – Bridgeland Phase 8 Detention and Spoil Disposal;
 - xii. Conveyance – Make-Up Well No. 7;

- xiii. Conveyance – Creekland Village Sec. 5 – Landscape Improvements;
- xiv. Conveyance – Creekland Village Sec. 7 – Landscape Improvements;
- xv. Conveyance – Prairieland Village Sec. 32 – Landscape Improvements;
- xvi. Conveyance – Prairieland Village Dog Park – Recreational Improvements;
- xvii. Conveyance – Prairieland Village Sec. 27;
- xviii. Conveyance – Creek Parkway Street Dedication Sec. 9 – Recreational Improvements;
- xix. Conveyance – Creekland Village Sec. 6 – Landscape Improvements;
- xx. Conveyance – Prairieland Village Sec. 26 Full Lake – Landscape Improvements;
- xxi. Conveyance – Prairieland Village Sec. 25 – Landscape Improvements;
- xxii. Conveyance – Prairieland Village Sec. 19 – Landscape Improvements;
- xxiii. Conveyance – Prairieland Village Sec. 23 – Landscape Improvements;
- xxiv. Conveyance – Prairieland Village Sec. 34 – Landscape Improvements;
- xxv. Conveyance – Prairieland Village Sec. 35 – Landscape Improvements;
- xxvi. Conveyance – Prairieland Village 36 and Pollinator Dr. Frontage – Landscape Improvements;
- xxvii. Conveyance – Prairieland Village Sec. 38 – Landscape Improvements;
- xxviii. Conveyance – Prairieland Village Sec. 44 – Drainage and Recreational Improvements;
- xxix. Conveyance – Prairieland Section 25 Lake Edge – Landscape Improvements;
- xxx. Conveyance – Bridgeland Creek Parkway 9 BLMZ & Medians;
- xxxi. Conveyance – Creekland Detention Phase 2;
- xxxii. Conveyance – Prairieland Splash Pad – Landscape Improvements;
- xxxiii. Conveyance – North Bridgeland Lake Parkway 10 – Recreational Improvements;
- xxxiv. Conveyance – Prairieland Village Section 40 and Spring Bloom Drive Sec. 1 – Recreational Improvements;
- xxxv. Special Warranty Deed (9.217 acres);
- xxxvi. Special Warrant Deed (57.25 acres);
- xxxvii. Special Warranty Deeds to serve Prairieland Village Reserve Sec. 1; and
- xxxviii. Special Warranty Deeds to serve Prairieland Village Reserve Sec. 3;


- 17. Status of annexation request of 126.94 acres into the boundaries of the District;
- 18. Developer's Report;
- 19. Detention facility and grounds maintenance, and approve of contracts, amendments, proposals, pay estimates, and change orders in connection therewith and acknowledge related Texas Ethics Commission Form 1295s ("TEC Form 1295"), including but not limited to:
 - (a) Mowing, irrigation system, and grounds maintenance (Ridgewood Landscaping and Specialty Turf Services);
 - (b) Erosion control and remediation;
 - (c) Tree maintenance matters;

- (d) Fish stocking in ponds, aquatic plantings, and water quality matters;
 - (e) Wildlife management; and
 - (f) Security matters;
20. Public communications, including coordination with Bridgeland Water Agency ("Agency");
 21. Updates and revisions to District website, including status of website administration through Touchstone District Services, LLC
 22. Attorney's Report;
 23. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, for consultation with the District's attorney, and/or Section 552.072, Texas Government Code, regarding the acquisition of real property;
 24. Reconvene in Open Session; authorize the taking of any action resulting from deliberations in Executive Session; and
 25. Matters for possible placement on future agendas.

(SEAL)



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

By: 
 Joseph M. Schwartz
 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 - GOF

Harris County WCID No. 158 - Fiscal Year Ending 05/2027

	Ten Month Actuals 06/25 - 03/26	Twelve Months Annualized FYE 05/2026	Approved 2026 Budget	Proposed 2027 Budget
Revenues				
14301 · Maintenance Tax Collections	2,006,220	2,156,000	2,156,000	1,693,247
14801 · Interest Earned on Checking	144	173	225	180
14802 · Interest Earned on Temp. Invest	10,324	12,389	10,000	10,000
14901 · Developer Advance	707,645	707,645	707,645	1,388,808
14902 · Developer Adv - Landscaping	85,000	85,000	0	0
Total Revenues	\$2,809,333	\$2,961,207	\$2,873,870	\$3,092,235
Expenditures				
16104 · Purchase of Irrigation Water	192,472	256,629	225,000	260,000
16402 · StormWater Quality - Maint	1,455,378	1,746,453	1,950,000	2,225,000
16602 · Landscape Maintenance	1,450	1,740	1,800	1,800
16612 · Utilities	2,324	2,535	4,600	3,000
16613 · Developer - Landscaping	66,770	66,770	0	0
16703 · Legal Fees	101,996	122,395	95,000	122,500
16705 · Auditing Fees	20,700	20,700	17,500	21,000
16706 · Engineering Fees	83,188	99,826	150,000	140,000
16709 · Election Expense	0	0	3,000	0
16710 · Website Hosting	298	3,576	0	3,600
16712 · Bookkeeping Fees	37,592	45,110	50,000	51,500
16714 · Printing & Office Supplies	4,465	5,358	4,300	5,500
16715 · Filing Fees	2,506	3,007	1,850	3,100
16716 · Delivery Expense	309	371	1,350	500
16717 · Postage	146	175	175	175
16718 · Insurance & Surety Bond	11,097	11,097	11,500	13,000
16719 · AWBD Expense	1,860	2,232	825	2,300
16721 · Meeting Expense	3,937	4,724	3,500	4,725
16722 · Bank Service Charge	210	252	185	360

Proposed Budget - GOF

Harris County WCID No. 158 - Fiscal Year Ending 05/2027

	Ten Month Actuals 06/25 - 03/26	Twelve Months Annualized FYE 05/2026	Approved 2026 Budget	Proposed 2027 Budget
16723 · Travel Expense	2,355	2,826	2,200	2,800
16724 · Publication Expense (SB 622)	2,992	2,992	1,000	3,000
16728 · Record Storage Fees	385	462	500	500
16731 · Arbitrage Analysis	500	500	1,100	1,100
16736 · Title Insurance / Lien Reports	875	1,050	650	1,100
16738 · SB2 Compliance Fees	2,250	3,000	3,000	3,000
16739 · HB 1154 Compliance Fees	1,125	1,500	1,500	1,500
16741 · Flyover Expense	0	0	0	1,615
17101 · Payroll Expenses	11,492	13,790	9,200	14,500
17102 · Payroll Administration	75	300	0	300
17103 · Payroll Tax Expense	879	1,055	650	1,150
17802 · Miscellaneous Expense	25	25	2,700	0
18105 · Transfer to Recreation Fund	186,076	223,291	330,785	203,610
Total Expenditures	\$2,195,727	\$2,643,742	\$2,873,870	\$3,092,235
Net Excess Revenues <Expenditures>	\$613,607	\$317,464	\$0	\$0

Proposed Budget - REC

Harris County WCID No. 158 - Fiscal Year Ending 05/2027

	Ten Month Actuals 06/25 - 03/26	Twelve Months Annualized FYE 05/2026	Approved 2026 Budget	Proposed 2027 Budget
Revenues				
95901 · Transfer from Operating Fund	186,076	223,291	330,785	203,610
Total Revenues	\$186,076	\$223,291	\$330,785	\$203,610
Expenditures				
96102 · Operations - Water	6,009	7,211	6,900	7,300
96105 · Maintenance & Repairs - Water	68,340	82,007	150,000	85,000
96107 · Chemicals - Water	10,938	32,814	50,000	33,000
96109 · Mowing Expense - Water	0	0	2,000	0
96110 · Utilities - Water	27,758	37,011	31,000	37,000
96503 · Taps Irrigation Expense	30,916	37,100	90,000	40,000
96705 · Printing & Office Supplies	757	909	725	950
96709 · Bank Service Charge	150	180	60	360
97801 · Miscellaneous Expense	0	0	100	0
97901 · Capital Outlay	54,393	54,393	0	0
Total Expenditures	\$199,261	\$251,625	\$330,785	\$203,610
Net Excess Revenues <Expenditures>	(\$13,186)	(\$28,334)	\$0	\$0

Exhibit B
Taxpayer Impact Statement

	Current Budget Fiscal Year Ending** <i>05/2026</i>	Proposed Budget Fiscal Year Ending** <i>05/2027</i>	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$1,159.91	\$735.55	\$1,159.91

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.205 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.