

MINUTES OF MEETING OF BOARD OF DIRECTORS
OCTOBER 14, 2023

THE STATE OF TEXAS
COUNTY OF HARRIS
HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 156

The Board of Directors (the "Board") of Harris County Water Control and Improvement District No. 156 (the "District") convened in special session on October 14, 2023, at 9:30 a.m. at the Bay Oaks Country Club, 14545 Bay Oaks Blvd., Houston, Texas 77059. A roll call was taken of the persons present:

Mr. Peter Nagamani, President/Treasurer
Mr. Michael Terraso, Vice President
Mr. Matt Chamberlain, Secretary
Mr. Tom Humphrey, Assistant Secretary
Mr. Arnold Mallett, Director

Directors Nagamani, Chamberlain, and Mallett were present, thus constituting a quorum.

President Nagamani called the meeting to order in accordance with notice posted pursuant to law, copies of certificates of posting of which are attached hereto as *Exhibit A*, and the following business was transacted:

- 1. Public Comments.** There were no comments.
- 2. Approve minutes of the regular meeting of September 21, 2023.** Proposed minutes of the meeting of September 21, 2023, previously distributed to the Board, were presented for review and approval. Upon motion by Director Chamberlain, seconded by Director Mallett, after full discussion and the question being put to the Board, the Board voted unanimously to approve the minutes, as presented.
- 3. Convene Public Hearing on Proposed Tax Rate for 2023.** President Nagamani opened the hearing on the proposed tax rate for 2023. There were no public comments. President Nagamani closed the hearing.
- 4. Adopt Order Setting Tax Rate and Levying Tax for 2023.** The Board reviewed the Order Setting Tax Rate and Levying Tax for 2023, a copy of which is attached hereto as *Exhibit B*. Discussion ensued regarding the tax rate.

Upon motion by Director Chamberlain, seconded by Director Mallett, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Order Setting Tax Rate and Levying tax for 2023 with a total tax rate of \$0.225.

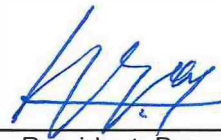
- 5. Approve Amended District Information Form.** The Board reviewed the Amendment to Amended District Information Form, a copy of which is attached hereto as *Exhibit C*.

Upon motion by Director Chamberlain, seconded by Director Mallett, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Amendment to Amended District Information Form.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, the meeting was adjourned.

* * *

The above and foregoing minutes were passed and approved by the Board on November 30, 2022.



President, Board of Directors

Attest:



Assistant Secretary, Board of Directors



HARRIS COUNTY WATER CONTROL AND IMPROVEMENT
DISTRICT NO. 156

NOTICE

In accordance with Chapter 551, Texas Government Code, and Section 49.063, Texas Water Code, both as amended, take notice that the Board of Directors of Harris County Water Control and Improvement District No. 156 will meet in **special** session, open to the public, at Bay Oaks Country Club, 14545 Bay Oaks Blvd., Houston, Texas 77059, at 9:30 a.m. on **Saturday, October 14, 2023**. Meeting documents can be found at <http://www.clcwa.org/156>.

1. Public Comments;
2. Approve minutes of the regular meeting of September 21, 2023;
3. Convene Public Hearing on Proposed Tax Rate for 2023;
4. Adopt Order Setting Tax Rate and Levying Tax for 2023;
5. Approve Amended District Information Form;

and other such matters as may properly come before it.

Norton Rose Fulbright US LLP
Attorneys for District

If, during the course of the meeting covered by this Notice, the Board should determine that a closed or executive session of the Board should be held or is required in relation to any agenda item included in this Notice, then such closed or executive meeting or session, as authorized by the Texas Open Meetings Act, will be held by the Board at the date, hour, and place given in this Notice concerning any and all subjects for any and all purposes permitted by Sections 551.071-551.084 of the Texas Government Code and the Texas Open Meetings Act, including, but not limited to, Section 551.071 - for the purpose of a private consultation with the Board's attorney on any or all subjects or matters authorized by law.

CERTIFICATE OF POSTING NOTICE
OF MEETING OF BOARD OF DIRECTORS

THE STATE OF TEXAS

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§
§

COUNTY OF HARRIS

I hereby certify that at 9:03 A.M. on October 10, 2023,

2023, I posted the Notice of the Board of Directors of Harris County Water Control and Improvement District No. 156 (the "District"), a true copy of which is attached hereto, on the District's website at http://www.clcwa.org/156.html, in compliance with the law.

www.clcwa.org/156

EXECUTED this October 10, 2023.



Board Meeting

PLEASE NOTE THE NEXT BOARD MEETING WILL BE A SPECIAL   **Agendas**

Location: Bay Oaks Country Club
14545 Bay Oaks Blvd.
Houston, TX 77059

Date: Saturday, October 14, 2023
Time: 9:30am



HCWQID
Meeting

Board Meeting Notice(s)

Board Meeting Minutes

2023

October 14 2023 Meeting Notice

2023

January 19, 2023 Meeting Minutes

September 21 2023 Meeting Notice

July 20 2023 Meeting Notice

May 18 2023 Meeting Notice

March 16, 2023 Meeting Notice

January 19, 2023 Meeting Notice



CERTIFICATE FOR ORDER SETTING TAX RATE
AND LEVYING TAX FOR 2023

THE STATE OF TEXAS
COUNTY OF HARRIS
HARRIS COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 156

We, the undersigned officers of the Board of Directors (the “Board”) of Harris County Water Control and Improvement District No. 156 (the “District”), hereby certify as follows:

1. The Board convened in regular session, open to the public, on Saturday, October 14, 2023 at the Bay Oaks Country Club, 14545 Bay Oaks Blvd., Houston, Texas 77059, and the roll was called of the members of the Board, to-wit:

Pete Nagamani	President/Treasurer
Michael Terraso	Vice President
Matt Chamberlain	Secretary
Tom Humphrey	Assistant Secretary
Arnold Mallett	Director

All members of the Board were present, except Director(s) Michael Terraso and Tom Humphrey, thus constituting a quorum. Whereupon among other business, the following was transacted at such Meeting: A written

ORDER SETTING TAX RATE AND LEVYING TAX FOR 2023

was duly introduced for the consideration of the Board and read in full. It was then duly moved and seconded that such Order be adopted; and, after due discussion, such motion, carrying with it the adoption of such Order, prevailed and carried by the following votes:

AYES:

NOES:

2. A true, full, and correct copy of the aforesaid Order adopted at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; such Order has been duly recorded in the Board’s minutes of such Meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the Board’s minutes of such Meeting pertaining to the adoption of such Order; the persons named in the above and foregoing paragraph are the duly chosen qualified, and acting officers and members of the Board as indicated therein; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of such Meeting, and that such Order would be introduced and considered for adoption at such Meeting and each of such officers and members consented, in advance, to the holding of such Meeting for such purpose; and such Meeting was open to the public, and public notice of the time, place, and purpose of such Meeting was given, all as required by Chapter 551, Texas Government Code, and Section 49.063, Texas Water Code, both as amended.

SIGNED this October 14, 2023.

HARRIS COUNTY WATER CONTROL
IMPROVEMENT DISTRICT NO. 156

President, Board of Directors

ATTEST:

Secretary, Board of Directors

(DISTRICT SEAL)

ORDER SETTING TAX RATE AND
LEVYING TAX FOR 2023

WHEREAS, the Appraisal Review Board of the Harris Central Appraisal District (the "HCAD") has finally approved the appraisal records of Harris County Water Control and Improvement District No. 156 (the "*District*") and the chief appraiser of the HCAD has prepared and certified to the District's tax assessor and collector the District's tax roll for 2023;

WHEREAS, the Board of Directors (the "Board") of the District is required to levy and cause to be assessed and collected ad valorem taxes upon all taxable property within the District in sufficient amount to pay the interest on bonds issued by the District payable in whole or in part from taxes, to create a sinking fund for the payment of the principal of the bonds when due or the redemption price at any earlier required redemption date, to pay when due the other contractual obligations of the District payable in whole or in part from taxes, and to pay the expenses of assessing and collecting the taxes, full allowance being made for expected delinquencies;

WHEREAS, the Board is authorized to levy and collect a tax for operation and maintenance purposes; and

WHEREAS, all actions required to be taken prior to levying such tax have been taken;

IT IS, THEREFORE, ORDERED BY THE BOARD OF DIRECTORS OF HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 156 THAT:

I.

The Board hereby levies and causes to be assessed upon all taxable property within the District an ad valorem tax for the year 2023 at the rate of \$0.225 per \$100 assessed valuation for operation and maintenance purposes (MAINTENANCE TAX). TOTAL TAX RATE = \$0.225 per \$100 assessed valuation. Such total tax rate shall consist of:

\$0.225 per \$100 assessed valuation, which shall, pursuant to the Texas Property Tax Code, comprise the District's Operation and Maintenance Tax and shall be the rate that will impose the amount of taxes needed to fund maintenance and operation expenditures of the District for the next year.

II.

Taxes shall be due and payable on receipt of the tax bill and shall be paid on or before January 31, 2024 or as otherwise provided by section 31.02 of the Texas Property Tax Code.

III.

The Tax Assessor and Collector for the District is hereby authorized and instructed to proceed to collect the aforesaid tax upon the basis of this Order.

IV.

Pursuant to Section 49.455 of the Texas Water Code, the District has filed an Amended Information Form indicating the most recent rate of District taxes on property located in the District. If such rate is changed by this Order, the District shall file within seven days an amendment to such Information Form indicating that the most recent rate of District taxes on property located in the District is \$0.225 per \$100 assessed valuation.

V.

The President or the Vice President and Secretary or Assistant Secretary are authorized on behalf of the Board to evidence adoption of this Order and to do any and all things appropriate or necessary to give effect to the intent hereof.

* * *

AMENDMENT TO AMENDED AND RESTATED
DISTRICT INFORMATION FORM

STATE OF TEXAS §
COUNTY OF HARRIS §
HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 156 §

The District Information Form for Harris County Water Control and Improvement District No. 156 is hereby amended by amending Section 5 and Section 9 as follows:

“3. The most recent rate of taxes on property located in the District is \$0.225 per \$100 of assessed valuation;”

9. The form of Notice to Purchasers required by Section 49.4521 of the Texas Water Code as furnished by a seller to a purchaser of real property in the District, is amended to read as follows:

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

The real property which you are about to purchase is located in Harris County Water Control and Improvement District No. 156 and may be subject to district taxes. The district may, subject to voter approval, impose taxes and issue bonds. The district may impose an unlimited rate of tax in payment of such bonds. The current rate of the district property tax is \$0.225 on each \$100 of assessed valuation.

The total amount of bonds payable wholly or partly from property taxes, excluding refunding bonds that are separately approved by voters, approved by the voters are:

- (i) \$10,000,000 for water, sewer, and drainage facilities;
- (ii) \$0 for road facilities; and
- (iii) \$0 for parks and recreational facilities.

The aggregate initial principal amounts of all such bonds issued are:

- (i) \$5,995,000 for water, sewer, and drainage facilities.

The district is located wholly or partly in the extraterritorial jurisdiction of the City of Houston, Texas. Texas law governs the ability of a municipality to annex property in the municipality's extraterritorial jurisdiction and whether a district that is annexed by the municipality is dissolved. The district has entered into a strategic partnership agreement with the City of Houston, Texas. This agreement may address the timeframe, process, and procedures for the municipal annexation of the area of the district located in the municipality's extraterritorial jurisdiction.

The purpose of this district is to provide water, sewer, drainage, and parks and recreational facilities and services. The cost of district facilities is not included in the purchase price of your property.

Date

Signature of Seller

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ANNUALLY ESTABLISHES TAX RATES. PURCHASER IS ADVISED TO CONTACT

THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property or at closing of purchase of the real property.

Date

Signature of Purchaser

This Amendment is executed and delivered this October 14, 2023.

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 156

Peter Nagamani, President/Treasurer

Matthew Chamberlain, Secretary

Arnold Mallett, Director

THE STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority on this day personally appeared PETER NAGAMANI, MATTHEW CHAMBERLAIN, AND ARNOLD MALLETT, persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of October, 2023.

(SEAL)

Notary Public in and for
the State of T E X A S.

PLEASE RETURN TO:
Madeline Lopez
Norton Rose Fulbright US LLP
1301 McKinney, Suite 5100
Houston, Texas 77010