

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

May 13, 2024

The Board of Directors (“Board”) of Fort Bend County Municipal Utility District No. 155 (“District”) met in regular session, open to the public, on the 13th day of May, 2024, at the Bonbrook Plantation Recreational Center, 9210 Reading Road, Rosenberg, Texas, within the boundaries of the District, and the roll was called of the members of the Board:

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| Donna Johnson | President |
| Brett Telford | Vice President |
| Christina Garcia | Assistant Vice President |
| Jessica Robach | Secretary |
| Dwayne Grigar | Assistant Secretary |

and all of the above were present, except Director Grigar, thus constituting a quorum.

Also present for all or part of the meeting were Deputy Dwayne Spruell and Sergeant Abraham Garcia of the Fort Bend County Constable’s Office; Ron Dechert and Madison Barrington of Costello, Inc.; Veronica Hernandez of McLennan & Associates, LP; Rick Marriott of Si Environmental, LLC (“Si”); Rachel Goldsmith and Justin Morales of GreenScape Associates (“GreenScape”); Nick Steffek of Lake Management Services, L.P. (“LMS”); and Nellie Connally and Sydney Durham of Allen Boone Humphries Robinson LLP (“ABHR”).

PUBLIC COMMENTS

The meeting convened at 11:05 a.m. Ms. Connally offered any members of the public attending the meeting the opportunity to make a public comment. There being no members of the public wishing to make a public comment, the Board concurred to close the public comment section of the agenda.

SECURITY REPORT

Sergeant Garcia addressed the Board regarding security matters within the District.

The Board reviewed a security report, a copy of which is attached. Discussion ensued regarding security matters.

APPROVE MINUTES

The Board considered approving the minutes from the April 8, 2024, regular meeting and April 29, 2024, special meeting. Following review and discussion, Director

Johnson moved to approve the minutes. Director Telford seconded the motion, which passed by unanimous vote.

BOOKKEEPING MATTERS

Ms. Hernandez presented and reviewed the bookkeeper's report and presented the checks for payment. A copy of the bookkeeper's report, which includes the investment report, is attached. Ms. Hernandez presented additional check no. 1562 in the amount of \$796.80 payable to Fort Bend County Tax Office.

Ms. Connally presented and reviewed the District's Travel Reimbursement Guidelines with the Board in preparation for the Association of Water Board Directors summer conference.

After review and discussion, Director Johnson moved to (1) approve the bookkeeper's report and payment of the bills, including the additional check as presented; and (2) authorize three hotel nights and four per diems plus reasonable expenses for Directors attending the conference. Director Robach seconded the motion, which passed unanimously.

OPERATOR'S REPORT

Mr. Marriott presented and reviewed the operator's report, a copy of which is attached, and reviewed repair and maintenance items for the month.

The Board considered replacing a damaged District sign.

Mr. Marriott presented to the Board a list of delinquent customers and reported the residents on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to the meeting of the opportunity to appear before the Board to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment.

Mr. Marriott reviewed one customer appeal.

Mr. Marriott reviewed Si's annual consumer price index increase.

Following review and discussion, Director Johnson moved to (1) approve the operator's report; (2) authorize Si to replace the damaged District sign; (3) deny the customer appeal, as discussed; and (4) authorize termination of delinquent accounts in accordance with the District's Rate Order and direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Robach seconded the motion, which passed by unanimous vote.

CONSUMER CONFIDENCE REPORT

Mr. Marriott reviewed the Consumer Confidence Report (“CCR”), a copy of which is attached, regarding the quality of the District’s water and stated that it will be filed with the Texas Commission on Environmental Quality (“TCEQ”) and distributed to District residents by July 1, 2024. Following review and discussion, Director Johnson approve the CCR and authorize it to be distributed to the District’s residents as discussed. Director Robach seconded the motion, which passed unanimously.

ENGINEER’S REPORT

Mr. Dechert presented and reviewed an engineer’s report, a copy of which is attached, and updated the Board on the status of development and ongoing engineering projects in the District.

Mr. Dechert updated the Board regarding the Lift Station No. 1 Backup Generator. He reviewed and recommended approval of Pay Estimate No. 4 in the amount of \$13,500.00, payable to McDonald Municipal and Industrial.

The Board next discussed the Benton Road Commercial Site.

Mr. Dechert updated the Board regarding the Detention Pond Erosion Project.

Mr. Dechert updated the Board regarding the Capital Improvement Plan.

Following review and discussion, Director Johnson moved to (1) approve the engineer’s report; and (2) based on the engineer’s recommendation, approve Pay Estimate No. 4 in the amount of \$13,500.00 payable to McDonald Municipal and Industrial for the Lift Station No. 1 Backup Generator. Director Robach seconded the motion, which carried unanimously.

UPDATE ON DETENTION/ AMENITY LAKES MAINTENANCE

Mr. Steffek updated the Board on detention and amenity lake maintenance including well repairs, fountain repairs, and vegetation and algae treatments.

PHASE II SMALL MS4 GENERAL PERMIT AND STORM WATER MANAGEMENT PLAN, INCLUDING PUBLIC COMMENT

There was no discussion on this agenda item.

ELECTRICITY SERVICE MATTERS

There was no discussion on this agenda item.

UPDATE ON LANDSCAPE MAINTENANCE AND IRRIGATION FROM GREENSCAPE ASSOCIATES

Mr. Morales reviewed a landscape maintenance report, a copy of which is attached, and discussed the status of work previously approved by the Board. He presented and reviewed proposal no. 13683 in the amount of \$2,792.14 for Tree Relocation at Lake C and a proposal in the amount of \$2,336.43 for May 2024 Irrigation Repairs. Following review and discussion, Director Robach moved to approve the proposals as presented. Director Telford seconded the motion, which passed by a unanimous vote.

Mr. Morales presented a design for signage to be installed at District lakes. Discussion ensued regarding design revisions.

The Board considered entering into a maintenance agreement with Bonbrook Plantation Homeowner's Association (the "HOA"). Ms. Connally reviewed a Cost Sharing Agreement for Park Maintenance with the HOA. Following review and discussion, Director Robach moved to approve the Cost Sharing Agreement and direct that the Cost Sharing Agreement be retained in the District's records. Director Johnson seconded the motion, which passed unanimously.

Ms. Goldsmith presented and reviewed a park improvements report, a copy of which is attached.

Ms. Goldsmith updated the Board regarding the status of construction for the Bonbrook Plantation Recreation Center. She then reviewed and recommended approval of Pay Application No. 7 in the amount of \$71,928.77, payable to Advanced Construction and Development, LLC. Ms. Goldsmith requested Board approval of a Change Order to install a drainage line with punch drain in an amount not to exceed \$10,000.00. Ms. Goldsmith next requested Board approval of an additional Change Order to install irrigation in an amount not to exceed \$1,200.00. This Change Order allows for an increase to the \$2,500 change order approved at the last regular board meeting. The Board concurred the change orders were beneficial to the District.

Ms. Goldsmith updated the Board regarding the status of construction for the Bonbrook Motion Park Enhancements. She then reviewed and recommended approval of Pay Application No. 7 in the amount of \$88,671.97, payable to D. L. Meacham L.P.

Ms. Goldsmith updated the Board regarding the status of construction for Bonbrook Lake C Trails.

Ms. Goldsmith updated the Board regarding the status of construction for the Bonbrook Lake A Trail. She stated that bids were received for construction of the Bonbrook Lake A Trail. Ms. Goldsmith recommended that the Board award the contract to the lowest qualified bidder, subject to review of qualifications and references.

Following review and discussion and per the landscape architect's recommendation, Director Johnson moved to: (1) approve the park improvement report;

(2) approval of Pay Application No. 7 in the amount of \$71,928.77, payable to Advanced Construction and Development, LLC; (3) approve the Change Orders to the contract with ACD for construction for the Bonbrook Plantation Recreation Center in amounts not to exceed \$10,000 and \$1,200; (4) approve Pay Application No. 7 in the amount of \$88,671.97, payable to D. L. Meacham L.P. for the construction of Bonbrook Lake B Trails; and (5) award the contract for construction for the Bonbrook Lake A Trail to the lowest qualified bidder, subject to review of qualifications and references, and based upon the landscape architect's recommendation and receipt of the payment and performance bonds and the certificate(s) of insurance and endorsements, if any, provided by the contractor. Director Robach seconded the motion, which passed by a unanimous vote.

DISTRICT COMMUNICATIONS, INCLUDING WEBSITE, MASS MESSAGING, AND SOCIAL MEDIA POLICIES

There was no discussion on this agenda item. The Board requested that Dominic Cashiola attend the next regular board meeting.

GARBAGE AND RECYCLING MATTERS

There was no discussion on this agenda item.

TAX ASSESSOR/COLLECTOR'S REPORT

The Board received and reviewed a tax assessor/collector's report from Fort Bend County, a copy of which is attached. Following review and discussion, Director Johnson moved to approve the tax assessor/collector's report as presented. Director Robach seconded the motion, which passed unanimously.

2024 DIRECTORS ELECTION

The Board considered approving a Certificate of Election, reflecting the election of Donna Johnson, Christina Garcia, and Dwayne Grigar to the Board of Directors of the District for a four-year term.

Ms. Connally reviewed the Sworn Statements and Oaths of Office for Directors Johnson, Garcia, and Grigar.

After review and discussion, Director Johnson moved that the Board (1) approve the Certificate of Election and the distribution of same to Directors Johnson, Garcia, and Grigar, and direct that the Certificate be filed appropriately and retained in the District's official records; and (2) approve the Sworn Statements and Oaths of Office, and direct that the documents be filed appropriately and retained in the District's official records, and that the Oath of Office be filed with the Secretary of State as required by law. Director Robach seconded the motion, and the motion passed by unanimous vote.

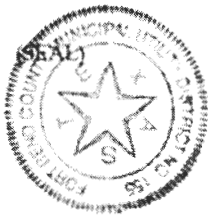
DISTRICT REGISTRATION FORM

The Board then considered authorizing filing of an updated District Registration Form with the TCEQ, reflecting the new terms of office of the elected directors of the Board. After discussion, Director Johnson made a motion to authorize filing of the updated District Registration Form with the TCEQ and direct that the District Registration Form be filed appropriately and retained in the District's official records. Director Robach seconded the motion, and the motion passed by unanimous vote.

TEXAS PUBLIC INFORMATION ACT TRAINING

Ms. Connally discussed the Texas Public Information Act ("TPIA") and noted that the Texas Legislature has made it explicit that officers and employees of governmental entities are temporary custodians of public information. Ms. Connally distributed a memorandum regarding Texas Open Meetings Act ("TOMA") and TPIA training requirements, noted that all Directors have previously completed TOMA training, and encouraged the Board of Directors to receive TPIA training as soon as possible and forward their certificate of completion to ABHR for inclusion in the District's permanent records.

There being no further business to come before the Board, the Board concurred to adjourn the meeting at 12:34 p.m.



Jessica Robach
Secretary, Board of Directors

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