

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

July 15, 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 15th day of July, 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:

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 Robach, thus constituting a quorum.

Also present for all or part of the meeting were Dale Anzalone of Flock Safety; Joshua Post of SentiForce; Ryan Ciatello of Lonestar Landscaping; Deputy Tariq and Deputy Garcia of the Fort Bend County Constable’s Office; Ron Dechert of Pape-Dawson, Engineers; Veronica Hernandez of McLennan & Associates, LP; Rick Marriott of Si Environmental, LLC (“Si”); Rachel Goldsmith and Justin Morales of GreenScape Associates (“GreenScape”); Albert Ramirez of Lake Management Services, L.P. (“LMS”); and Nellie Connally and Holly Huston of Allen Boone Humphries Robinson LLP (“ABHR”).

PUBLIC COMMENTS

The meeting convened at 10:02 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. Discussion ensued. The Board reviewed a security report, a copy of which is attached. Discussion ensued regarding security matters.

Mr. Post provided a presentation on the services provided by Sentriforce. Following discussion, the Board concurred to authorize Director’s Telford and Grigar to work with Sentriforce and have a formal proposal provided at the August meeting.

Mr. Anzalone provided a presentation on the services provided by Flock Safety. Discussion ensued.

APPROVE MINUTES

The Board considered approving the minutes from the June 10, 2024, regular meeting. Following review and discussion, Director Garcia moved to approve the minutes, as presented. Director Johnson seconded the motion, which passed by unanimous vote.

RENEWAL OF DISTRICT INSURANCE POLICY

Ms. Connally presented and reviewed an insurance renewal proposal from McDonald & Wessendorff Insurance for a renewal premium of \$9,091.00. After review and discussion, Director Grigar moved to approve the proposal from McDonald & Wessendorff Insurance and direct that it be filed appropriately and retained in the District's official records. Director Johnson seconded the motion, which passed unanimously.

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.

The Board discussed the Association of Water Board Directors ("AWBD") summer conference and reviewed the conference expenses submitted by directors for reimbursement. The Board also considered authorizing attendance at the AWBD winter conference.

After review and discussion, Director Telford moved to (1) approve the bookkeeper's report and payment of the bills; and (2) approve reimbursement of the summer conference expenses submitted by the directors and to authorize any interested directors to attend the AWBD winter conference. Director Garcia 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.

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.

Following review and discussion, Director Grigar moved to (1) approve the operator's report; and (2) 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 Garcia seconded the motion, which passed by unanimous vote.

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 presented and reviewed Pay Application No. 6 and Final in the amount of \$10,845.50 payable to McDonald Municipal and Industrial ("MMI") and final acceptance of the contract.

The Board next discussed the Benton Road Commercial Site.

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

Mr. Dechert presented and reviewed a proposal for the Lift Station No. 1 rehabilitation project in the estimated amount of \$94,575.

Following review and discussion, Director Garcia moved to (1) approve the engineer's report; (2) approve Pay Application No. 6 and Final in the amount of \$10,845.50 payable to MMI for the Lift Station No. 1 Backup Generator and final acceptance of the contract; and (3) approve the proposal for the Lift Station No. 1 rehabilitation project in the estimated amount of \$94,575. Director Johnson seconded the motion, which carried unanimously.

UPDATE ON DETENTION / AMENITY LAKES MAINTENANCE

Mr. Ramirez updated the Board on detention and amenity lake maintenance including well repairs, fountain repairs, and vegetation and algae treatments. He requested Board authorization to conduct repairs to the Lake A Fountain in an amount not to exceed \$1,000. Following review and discussion, Director Telford moved to approve the repairs in an amount not to exceed \$1,000. Director Garcia seconded the motion, which passed by a unanimous vote.

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

There was no discussion on this agenda item.

UPDATE ON LANDSCAPE MAINTENANCE AND IRRIGATION FROM GREENSCAPE ASSOCIATES

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

Ms. Goldsmith updated the Board regarding the construction of Bonbrook Lake A Trails.

Ms. Goldsmith updated the Board regarding the status of construction for Bonbrook Lake C Trails. She reviewed and recommended approval of Pay Application No. 6 in the amount of \$1,912.50 payable to DLM.

Ms. Goldsmith updated the Board regarding the status of design for the Bonbrook Lake D Trails. She requested Board approval of plans and specifications and authorization for advertisement of the same.

Ms. Goldsmith updated the Board regarding the status of construction for the Bonbrook Plantation Recreation Center. She then reviewed and recommended approval of the following pay applications payable to Advanced Construction and Development, LLC ("ACD"): (1) Pay Application No. 9 in the amount of \$1,195.50; and (2) Pay Application No. 10 in the amount of \$71,419.72. Discussion ensued regarding damage to the shade structure due to Hurricane Beryl. In response to questions from the Board, Mr. Cicatello has stated the manufacturer has agreed to replace the damaged fabric and hardware. The Board concurred to authorize McLennan to withhold payment for Pay Application No. 10 until authorized to disburse the funds at a future meeting.

Ms. Goldsmith updated the Board regarding the status of construction for the Bonbrook Motion Park Enhancements. She then reviewed and recommended approval of the following pay applications payable to D. L. Meacham L.P ("DLM"): (1) Pay Application No. 9 in the amount of \$63,005.21; and (2) Pay Application No. 10 and Final in the amount of \$1,247.50 and final acceptance of the contract.

Mr. Morales reviewed a landscape maintenance report, a copy of which is attached. He presented and reviewed the following proposals: (1) proposal no. 13942 in the amount of \$4,209.50 for drainage additions at the park near Japonica; (2) proposal no. 13941 in the amount of \$2,707.14 to install one bike rack at the motion park; (3) proposal no. 13940 in the amount of \$1,585.71 to remove existing dog stations at the motion park and install two new dog stations; and (4) proposal no. 13933 in the amount of \$3,171.43 to install new dog stations at Lake C.

Following review and discussion and per the landscape architect's recommendation, Director Garcia moved to: (1) approve the park improvement report; (2) approve Pay Application No. 6 in the amount of \$1,912.50 payable to DLM for the construction for Bonbrook Lake C Trails; (3) approve plans and specifications and authorize advertisement for the Bonbrook Lake D trails; (4) approve the following pay

applications payable to ACD for the construction of Bonbrook Plantation Recreation Center: (i) Pay Application No. 9 in the amount of \$1,195.50; and (ii) Pay Application No. 10 in the amount of \$71,419.72 and authorize McLennan to withhold payment for the pay application until the ongoing discussions regarding repairs due to Hurricane Beryl are finalized; (5) approve the following pay applications payable to DLM for the construction for the Bonbrook Motion Park Enhancements : (i) Pay Application No. 9 in the amount of \$63,005.21; and (ii) Pay Application No. 10 and Final in the amount of \$1,247.50 and final acceptance of the contract; (6) approve the following landscape maintenance proposals from Greenscape: (i) proposal no. 13942 in the amount of \$4,209.50 for drainage additions at the park near Japonica; (ii) proposal no. 13941 in the amount of \$2,707.14 to install one bike rack at the motion park; (iii) proposal no. 13940 in the amount of \$1,585.71 to remove existing dog stations a the motion park and install two new dog stations; and (iv) proposal no. 13933 in the amount of \$3,171.43 to install new dog stations at Lake C. Director Telford seconded the motion, which passed by a unanimous vote.

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

Discussion ensued regarding updates to the District website.

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 Grigar moved to approve the tax assessor/collector's report as presented. Director Telford seconded the motion, which passed unanimously.

ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2024 TAX YEAR

Ms. Huston discussed the "truth-in-taxation" property tax calculations and tax levy process for water districts and stated that Chapter 49 of the Texas Water Code establishes three main categories for water districts, based on a district's development status and/or tax rate. She reviewed the definitions for each of the three categories and said the Board must annually determine the District's category for that tax year and follow the associated notice and levy provisions in the Texas Water Code. Discussion ensued regarding the District's development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developed District for the 2024 tax year. Following review and discussion, Director Garcia moved to adopt a Resolution Regarding Development Status for 2024 Tax Year establishing the District as a Developed district for the 2024 tax year, pursuant to Section 49.23602, Texas Water Code, and direct that the Resolution be filed appropriately and

retained in the District's official records. Director Telford seconded the motion, which passed unanimously.

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



Jessica Robach
Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Security Report.....	1
Operator's report.....	2
Engineer's report.....	3
Park Improvements Report	4
GreenScape Report	4
Tax Assessor/Collector's report	5