

MINUTES  
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

August 12, 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 12th day of August, 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, thus constituting a quorum.

Also present for all or part of the meeting were Greg McGrath of McGrath & Co., PLLC; Loren Morales of Rathmann and Associates; Lieutenant Hansen 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”); and Nellie Connally and Holly Huston of Allen Boone Humphries Robinson LLP (“ABHR”).

PUBLIC COMMENTS

The meeting convened at 11:01 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.

TAX RATE

The Board considered the District’s 2024 tax rate. Mr. Morales reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2024 debt service tax rate of \$0.40 per \$100 of assessed valuation, based on the District’s initial 2024 certified value of \$582,260,587, plus \$1,429,838 representing the uncertified value under protest. A copy of the debt service tax rate analysis is attached. The Board then discussed the District’s operation and maintenance tax rate. Ms. Connally discussed the two-step process for setting the District’s tax rate. Following review and discussion, Director Garcia moved to (1) set the public hearing date for September 9, 2024; and (2) authorize Assessments of the Southwest to publish notice in the Fort Bend Herald of the District’s meeting on September 9, 2024, to set the proposed 2024 total tax rate of \$0.85 per \$100 of

assessed valuation, with \$0.40 allocated for debt service and \$0.45 allocated for operations and maintenance. Director Telford seconded the motion, which passed unanimously.

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. The Board next reviewed a budget proposal from the Fort Bend County Constables Office in the annual amount of \$251,620. Following review and discussion, Director Robach moved to approve the annual budget proposal as presented. Director Garcia seconded the motion, which passed by a unanimous vote.

AUDIT FOR FISCAL YEAR END APRIL 30, 2024

Mr. McGrath presented the District’s audit for the fiscal year ending April 30, 2024. After review and discussion, Director Grigar moved to approve the audit, and direct that the audit be filed appropriately and retained in the District’s official records. Director Robach seconded the motion, which passed unanimously.

APPROVE MINUTES

The Board considered approving the minutes from the July 15, 2024, regular meeting. Following review and discussion, Director Grigar moved to approve the minutes, as presented. Director Johnson 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. After review and discussion, Director Garcia moved to approve the bookkeeper’s report and payment of the bills. Director Johnson 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 Johnson 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.

#### UPDATE ON DETENTION/ AMENITY LAKES MAINTENANCE

There was no discussion on this agenda item.

#### 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

Mr. Morales reviewed a landscape maintenance report, a copy of which is attached. He presented and reviewed the following proposals: (1) proposal no. 13929 in the amount of \$2,378.57 for June and July irrigation repairs; and (2) proposal no. 14043 in the amount of \$2,922.86 for park rule signs. Following review and discussion, Director Telford moved to approve the proposals, noting proposal no. 14043 is approved under the condition the signs for Bonbrook Japonica Park be removed from the proposal and receipt of a revised proposal from GreenScape. Director Johnson seconded the motion which passed by a unanimous vote.

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. She requested Board approval of Pay Estimate No. 1 in the amount of \$19,515.55 payable to Westbrook Contractors LLC ("Westbrook").

Ms. Goldsmith updated the Board regarding the status of construction for Bonbrook Lake C Trails. She reviewed and recommended approval of Pay Application No. 7 in the amount of \$20,889.22 payable to DL Meacham LP. D. L. Meacham L.P ("DLM").

Ms. Goldsmith updated the Board regarding the status of design for the Bonbrook Lake D Trails.

Ms. Goldsmith updated the Board regarding the status of construction for the Bonbrook Plantation Recreation Center.

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. 1 in the amount of \$19,515.55 for the construction of Bonbrook Lake a Trails payable to Westbrook; and (3) approve Pay Application No. 7 in the amount of \$20,889.200 payable to DLM for the construction for Bonbrook Lake C Trails. Director Grigar 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.

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

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