

MINUTES  
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

September 9, 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 9th day of September, 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 Albert Ramirez of Lake Management Services, LP; Justin Klump and David Valadez of Stormwater Solutions; Loren Morales of Rathman & Associates; Deputy Tariq 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 11:00 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.

The Board reviewed an Interlocal Agreement for Additional Law Enforcement Services from Fort Bend County for the contract period beginning October 1, 2024, through September 30, 2025. Following review and discussion, Director Telford moved to approve the Interlocal Agreement, subject to final review and approval by ABHR. Director Robach seconded the motion, which passed unanimously.

Discussion ensued regarding security camera services.

CONDUCT PUBLIC HEARING REGARDING DISTRICT'S TAX RATE, ADOPT ORDER LEVYING TAXES, AND AUTHORIZE EXECUTION OF AMENDMENT TO INFORMATION FORM

Ms. Connally stated that notice was published of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2024 total tax rate of \$0.89.

Ms. Connally opened the public hearing. There being no comments from the public, Ms. Connally closed the public hearing.

Mr. Morales presented and reviewed an updated Maintenance Tax Rate Analysis, a copy of which is attached.

Ms. Connally presented an Order Levying Taxes reflecting the proposed 2024 tax rate. She then presented an Amendment to Information Form reflecting the tax rate and stated that the Amendment will be filed with the Texas Commission on Environmental Quality and recorded in the Official Public Records of Fort Bend County.

After review and discussion, Director Garcia moved to: (1) adopt the Order Levying Taxes ("the Order") reflecting a total 2024 tax rate of \$0.87 per \$100 of assessed valuation, comprised of \$0.40 to pay debt service on water, sewer, and drainage bonds, and \$0.47 for operations and maintenance; (2) authorize execution of the Amendment to Information Form ("the Amendment"); and (3) direct that the Order and Amendment be filed appropriately and retained in the District's official records. Director Telford seconded the motion, which passed unanimously.

RE-ORGANIZE THE BOARD OF DIRECTORS AND AUTHORIZE EXECUTION OF DISTRICT REGISTRATION FORM

There was no discussion on this agenda item.

APPROVE MINUTES

The Board considered approving the minutes from the August 12, 2024, regular meeting and August 22, 2024, special meeting. Following review and discussion, Director Garcia 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 Telford 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

Mr. Ramirez updated the Board regarding detention and amenity lake maintenance. He requested Board authorization to conduct repairs to the fountain at Lake A in an amount not to exceed \$1,300. Following discussion, Director Garcia moved to approve the request. Director Robach seconded the motion, which passed by a unanimous vote.

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

Mr. Klump updated the Board on the District's Storm Water Management Plan. He reviewed the Stormwater Management Program Quarter 3 Status Update and Training report, a copy of which is attached. Mr. Klump then conducted his training session with the Board and consultants. He then presented and reviewed a proposal for the new Stormwater Management Program in the amount of \$24,000. Following review and discussion, Director Garcia moved to approve the proposal as presented. Director Robach seconded the motion, which passed by a unanimous vote.

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 annual maintenance budget in the amount of \$208,711.93. Following review and discussion, Director Garcia moved to approve the annual maintenance budget as presented. 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. 2 in the amount of \$74,614.32 payable to Westbrook Contractors LLC ("Westbrook").

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

Ms. Goldsmith stated that 9 bids were received for construction of Bonbrook Lake D Trails. She recommended that the Board award the contract to Osorio & Sons ("Osorio") in the amount of \$170,071.50. The Board concurred that, in its judgment, Osorio was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project. Discussion ensued regarding additional shade options around the Lake. The Board requested GreenScape to solicit additional bids for shade and present at the future meeting.

Ms. Goldsmith updated the Board regarding the status of construction for the Bonbrook Plantation Recreation Center. She reported the shade fabric was replaced at no charge to the District. The Board requested GreenScape to explore maintenance options for the shade structure.

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. 2 in the amount of \$74,614.32 for the construction of Bonbrook Lake A Trails payable to Westbrook; (3) award the contract for construction of Bonbrook Lake D Trails to Osorio in the amount of \$170,071.50, based upon the landscape architect's recommendation and subject to approval of the payment and performance bonds and review of the certificate(s) of insurance and endorsements, if any, provided by the contractor. Director Johnson seconded the motion, which passed by a unanimous vote.

LIST OF ATTACHMENTS TO MINUTES

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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 Robach 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 12:33p.m.



  
Secretary, Board of Directors