

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

October 14, 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 14th day of October, 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 Sergeant 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"); Justin Morales of GreenScape Associates ("GreenScape"); and Heather Kelly and Holly Huston of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

The meeting convened at 11:04 a.m. Ms. Kelly 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 September 9, 2024, regular meeting. Following review and discussion, Director Grigar moved to approve the minutes, as presented. Director Garcia 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 and reviewed an amended budget for the fiscal year ending April 30, 2025.

After review and discussion, Director Grigar moved to (1) approve the bookkeeper's report and payment of the bills; and (2) approve the amended budget as presented. Director Johnson seconded the motion, which passed unanimously.

RESOLUTION ESTABLISHING THE AUTHORIZED DEPOSITORY INSTITUTIONS AND ADOPTING LIST OF QUALIFIED BROKER/DEALERS WITH WHOM THE DISTRICT MAY ENGAGE IN INVESTMENT TRANSACTIONS

Ms. Kelly reviewed a Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions. She stated the District's bookkeeper has provided an updated list of qualified broker/dealers with whom the District may engage in investment transactions as an exhibit to the Resolution. After review and discussion, Director Grigar moved to adopt the Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions and direct that the Resolution be filed appropriately and retained in the District's official records. Director Garcia seconded the motion, which passed by unanimous vote.

RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY

Ms. Kelly presented and reviewed a Resolution Regarding Annual Review of Investment Policy. After review and discussion, Director Grigar moved to adopt the Resolution Regarding Annual Review of Investment Policy and direct it be filed appropriately and retained in the District's official records. Director Garcia seconded the motion, which passed by unanimous vote.

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 Garcia 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 Robach seconded the motion, which passed by unanimous vote.

Mr. Marriott updated the Board on the District's lead and copper service line inventory (the "Lead & Copper Inventory"). Discussion ensued and the Board concurred to post the following notice to the public as part of these minutes:

Fort Bend County Municipal Utility District No. 155 completed the Lead & Copper Inventory as required by the EPA. Through records research and field investigation of the distribution system, it has been determined that the system has no lead service lines or galvanized requiring replacement service lines. The system has been determined as a non-lead community. If you would like a copy of the Lead & Copper Inventory, please submit your request to for155@txdistricts.info.

Following review and discussion, Director Garcia moved to approve the District's Lead & Copper Inventory, make a copy of the Inventory available by request submitted to for155@txdistricts.info and post notice of the availability of the inventory in these minutes, as stated above. Director Robach seconded the motion, which passed by a 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 Rehabilitation project. He presented and reviewed a technical report prepared by Preventative Services, LP ("PSLP") and discussed the proposed repairs in the amount of \$340,000. Mr. Dechert requested Board approval of plans and specifications and authorization to advertise the project for bid.

Mr. Dechert updated the Board regarding the proposed Rivera Wastewater Treatment plant outside the boundaries of the District. Discussion ensued.

Following review and discussion, Director Garcia moved to (1) approve the engineer's report; and (2) approve plans and specifications and authorize advertisement for bid for the Lift Station No. 1 Rehabilitation project. Director Telford seconded the motion, which passed by a unanimous vote.

UPDATE ON DETENTION/ AMENITY LAKES MAINTENANCE

The Board discussed detention and amenity lake maintenance.

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.

Mr. Morales presented and reviewed a park improvements report, a copy of which is attached.

Mr. Morales updated the Board regarding the construction of Bonbrook Lake A Trails. He requested Board approval of Pay Estimate No. 3 in the amount of \$74,614.32 payable to Westbrook Contractors LLC ("Westbrook"). Mr. Morales reviewed and recommended approval of the following change orders: (1) Change Order No. 1 to increase the contract in the amount of \$1,300.00; and (2) Change Order No. 2 to increase the contract in the amount of \$9,320.00. The Board concurred that the change orders were beneficial to the District.

Mr. Morales updated the Board regarding the construction of Bonbrook Lake D Trails.

Mr. Morales 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 Grigar moved to: (1) approve the park improvement report; (2) approve Pay Application No. 3 in the amount of \$74,614.32 for the construction of Bonbrook Lake A Trails payable to Westbrook; and (3) approve the following change orders for the construction of Bonbrook Lake A Trails payable to Westbrook: (i) Change Order No. 1 to increase the contract in the amount of \$1,300.00; and (ii) Change Order No. 2 to increase the contract in the amount of \$9,320.00. Director Garcia 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 Garcia seconded the motion, which passed unanimously.

DISTRICT'S CONTINUING DISCLOSURE OF INFORMATION AGREEMENT AND AS REQUIRED BY SEC RULE 15C2-12

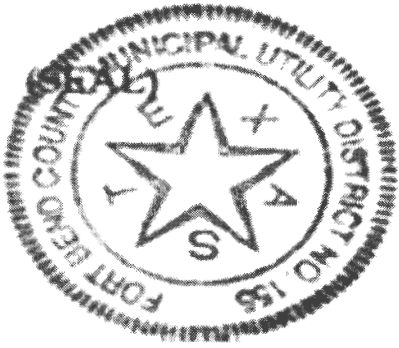
Ms. Kelly reviewed the District's annual report containing updated financial and operating data to be filed in accordance with the continuing disclosure provisions contained in the District's bond resolutions. She stated that the District is required to file certain financial and operating data with the Municipal Securities Rulemaking Board through the Electronic Municipal Market Access System ("EMMA"). Following review and discussion, Director Telford moved to approve the report, authorize the attorney to submit the District's updated financial and operating data in compliance with the continuing disclosure provisions contained in the District's bond resolutions through EMMA and direct that the Annual Report be filed appropriately and retained in the District's official records. Director Johnson seconded the motion, which passed by unanimous vote.

ANNUAL REVIEW OF PROCEDURES FOR CONTINUING DISCLOSURE COMPLIANCE

The Board reviewed the District's procedures for continuing disclosure compliance. Ms. Kelly stated that no changes are required at this time.

Discussion ensued regarding the upcoming meeting schedule. Following discussion, the Board concurred to change their regular monthly meetings to the 2nd Thursday of the month at 3:30 p.m. at the Bonbrook Plantation Recreational Center, 9210 Reading Road, Rosenberg, Texas.

There being no further business to come before the Board, the Board concurred to adjourn the meeting at 12:33 p.m.




Secretary, Board of Directors

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