

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

November 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 November, 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 Deputy Spruell of the Fort Bend County Constable’s Office; David Beyer of Storm Water Solutions, LP; Ron Dechert of Pape-Dawson, Engineers; Veronica Hernandez of McLennan & Associates, LP; Albert Ramirez of Lake Management Systems, LP; Rick Marriott of Si Environmental, LLC (“Si”); Justin Morales and Rachel Goldsmith of GreenScape Associates (“GreenScape”); and Nellie Connally and Holly Huston of Allen Boone Humphries Robinson LLP (“ABHR”).

PUBLIC COMMENTS

The meeting convened at 3:30 p.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

Deputy Spruell 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 October 14, 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 Garcia 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 proposed Revera Wastewater Treatment plant outside the boundaries of the District. Discussion ensued.

UPDATE ON DETENTION/AMENITY LAKES MAINTENANCE

Mr. Ramirez presented and reviewed a proposal in the amount of \$5,867.50 to replace the fountain power unit at Bonbrook Lake D South. Following review and discussion, Director Telford moved to approve the proposal, as presented. 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

Mr. Beyer discussed the issuance of the 2024 renewal of the Texas Pollutant Discharge Elimination System General Permit No. TXR040000 (the "MS4 Permit"). He indicated that pursuant to the 2024 renewed MS4 Permit requirements, the District must prepare a Stormwater Management Program ("SWMP") and submit a Notice of Intent ("NOI") to the Texas Commission on Environmental Quality no later than February 11, 2025, to obtain MS4 Permit coverage. Mr. Beyer presented a Master Services Agreement ("Agreement") for stormwater management services and a Proposal for Services ("Proposal") for the preparation and implementation of the SWMP and the preparation and submittal of the NOI required by the MS4 Permit. Following review and discussion, Director Robach moved to (1) approve the Agreement and Proposal; (2) authorize SWS

to proceed with preparation of the NOI and SWMP for review by the Board; and (3) direct that the Agreement and Proposal be filed appropriately and retained in the District's official records. Director Garcia seconded the motion, which was approved 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 Telford seconded the motion, which passed by unanimous vote.

ORDER ADOPTING PARK RULES AND REGULATIONS

The Board next considered adopting park rules and regulations. Following discussion, the Board concurred to defer action 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 then presented and reviewed the following proposals: (1) proposal no. 14273 in the amount of \$957.14 to replace the irrigation controller on lake D; (2) proposal no. 14262 in the amount of \$3,624.29 for Lake B irrigation mainline repair and reroute; (3) proposal no. 13929 in the amount of \$1,287.56 for October Irrigation repairs; and (4) proposal no. 14307 in the amount of \$1,000.00 for Lake D Valve relocation. Following review and discussion, Director Garcia moved to approve the proposals as presented. Director Robach seconded, 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. 4 in the amount of \$38,775.51 payable to Westbrook Contractors LLC (“Westbrook”). Discussion ensued regarding issues found with the project following the substantial completion walk. The Board concurred to authorize GreenScape to instruct Westbrook to replace the damaged panels before issuing the final pay estimate.

Ms. Goldsmith updated the Board regarding the construction of Bonbrook Lake D Trails. She presented two options for change orders to the project with Osorio & Sons Construction, Inc. (“Osorio”): (1) a Change Order to increase the project in the amount of \$15,486.00 to adjust manholes and bring fill-in to level walk; or (2) a Change Order in the amount of \$7,956.00 to remove dirt to ramp walk at appropriate 2% walk. The Board determined that Change Order No. 1 is beneficial to the District

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. 4 in the amount of \$38,755.51 for the construction of Bonbrook Lake A Trails payable to Westbrook; (3) approve Change Order No. 1 as an increase to the contract with Osorio for Bonbrook Lake D Trails in the amount of \$15,486.00, based upon the Board’s finding that the Change Order is beneficial to the District and the landscape architect’s recommendation. Director Robach seconded the motion, which passed by a unanimous vote.

Discussion ensued regarding correspondence received via District residents regarding maintenance along property lines. Following discussion, the Board concurred to direct GreenScape to continue to maintain all District facilities as contracted.

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

The Board reviewed proposals for District websites from Off Cinco, The Texas Network LLC, and Triton Consulting Group, Inc. Following discussion, the Board concurred to defer action on this item until the December 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 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 4:42 p.m.



Jessica Kobach
Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

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