

MINUTES  
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

December 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 December, 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 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

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 November 14, 2024, meeting. Following review and discussion, Director Garcia moved to approve the minutes, as presented. Director Telford 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. Connally reviewed the District's Travel Reimbursement Guidelines with the Board in preparation for the Association of Water Board Directors winter conference.

After review and discussion, Director Telford moved to (1) approve the bookkeeper's report and payment of the bills; and (2) authorize 2 hotel nights and 3 per diems plus reasonable expenses for Directors attending the conference. Director Grigar 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 Si to tag the delinquent accounts but defer turn off's until after the holidays. 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.

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

There was no discussion on this agenda item.

ORDER ADOPTING PARK RULES AND REGULATIONS

The Board took no 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.

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 addressed the Board regarding Pay Estimate No. 5 in the amount of \$4,860.00 payable to Westbrook Contractors LLC ("Westbrook"), noting GreenScape is recommending deferring approval of the Pay Estimate until the work has been completed by Westbrook.

Ms. Goldsmith updated the Board regarding the construction of Bonbrook Lake D Trails. She reviewed and recommended approval of Pay Estimate No. 1 in the amount of \$33,002.46 payable to Osorio & Sons Construction, Inc. ("Osorio"). Ms. Goldsmith then reviewed and recommended approval of Change Order No. 2 to increase the contract with Osorio in the amount of \$13,892.00 for removal and replacement of 151 cubic yards of bad soil. The Board determined that Change Order 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 Estimate No. 1 in the amount of \$33,002.46 payable to Osorio for the construction of Bonbrook Lake D Trails; and (3) approve Change Order No. 2 as an increase to the contract with Osorio for Bonbrook Lake D Trails in the amount of \$13,862.00, based upon the Board's finding that the Change Order is beneficial to the District and the landscape architect's recommendation. Director Johnson seconded the motion, which passed by a unanimous vote.

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

There was no discussion on this agenda item.

GARBAGE AND RECYCLING MATTERS

Discussion ensued regarding the District's waste collection contract with Texas Pride Disposal, LLC.

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

ADOPT RESOLUTION VOTING FOR DIRECTOR FOR BOARD OF DIRECTORS ELECTION FOR FORT BEND CENTRAL APPRAISAL DISTRICT

There was no discussion on this agenda item.

EMINENT DOMAIN REPORT TO TEXAS COMPTROLLER

Ms. Connally reported ABHR will file the District's Eminent Domain Authority Annual Report with the Comptroller of the State of Texas pursuant to Senate Bill 1812.

There being no further business to come before the Board, the Board concurred to adjourn the meeting at 4:00 p.m.



*Jessica Roback*  
Secretary, Board of Directors

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