

MINUTES  
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

February 13, 2025

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 13th day of February, 2025, 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 Shelby Martin, resident of the District; Deputy Perez and Deputy Spruell of Fort Bend County Constables Office; 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 3:31 p.m. Ms. Connally offered any members of the public attending the meeting the opportunity to make a public comment.

Mr. Martin addressed the Board regarding a proposed Eagle Scout project and requested clarification on what his son needs to do in order for the Board to consider his proposal. Following discussion, the Board requested Mr. Martin and his son work with GreenScape and provide a presentation on a potential Eagle Scout project for the Board's consideration at the next meeting.

There being no other 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 Perez 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 January 9, 2025, meeting. Following review and discussion, Director Garcia moved to approve the minutes, as presented. Director Grigar 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.

The Board then discussed the Association of Water Board Directors ("AWBD") winter conference, reimbursement of eligible expenses for directors who attended the winter conference, and authorizing attendance at the summer conference.

After review and discussion, Director Grigar moved to (1) approve the bookkeeper's report and payment of the bills; (2) approve reimbursement of eligible expenses for the AWBD winter conference; and (3) authorize all interested directors to attend the AWBD summer conference. Director Garcia seconded the motion, which passed by a 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.

## 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 on detention and amenity lake maintenance including well repairs, fountain repairs, and vegetation and algae treatments.

## 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. 14511 for the 2025 Ant and Insecticide Program in the amount of \$9,562.50; and (2) proposal no. 14525 for Turf Fertilization and Weed Control Program in the amount of \$42,432.10. Following review and discussion, Director Garcia moved to approve the proposal. Director Robach 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.

Ms. Goldsmith updated the Board regarding the construction of Bonbrook Lake D Trails. She reviewed and recommended approval the following pay estimates payable to Osorio & Sons Construction, Inc. ("Osorio"): (1) Pay Estimate No. 3 in the amount of \$11,966.40; and (2) Pay Estimate No. 4 in the amount of \$15,957.90.

Following review and discussion and per the landscape architect's recommendation, Director Garcia moved to: (1) approve the park improvement report; and (2) approve the following pay estimates payable to Osorio for the construction of Bonbrook Lake D Trails: (i) Pay Estimate No. 3 in the amount of \$11,966.40; and (ii) Pay Estimate No. 4 in the amount of \$15,957.90. Director Telford 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 garbage and recycling matters.

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 Robach seconded the motion, which passed unanimously.

TAX EXEMPTIONS

The Board next discussed the District's tax rate exemptions and considered adopting a Resolution Concerning Exemption from Taxation ("Resolution"). After review and discussion, Director Garcia moved to adopt the Resolution exempting from ad valorem taxation by the District \$10,000 of the appraised value of residence homesteads of individuals who are disabled or 65 years of age or older and rejecting the general homestead exemption. Director Robach seconded the motion, which carried unanimously.

There being no further business to come before the Board, the Board concurred to adjourn the meeting at 4:29 p.m.



  
Secretary, Board of Directors

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