

MINUTES  
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

June 8, 2020

The Board of Directors (the "Board") of Fort Bend County Municipal Utility District No. 155 (the "District") met in regular session by teleconference, with access by telephone available to the public, pursuant to Texas Government Code Section 551.125 and Governor Abbott's emergency disaster declaration dated March 13, 2020, on the 8th day of June, 2020, 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 attending the teleconference were Gary Mensik and Kirsten Wilson of LJA Engineering & Surveying, Inc. ("LJA"); Jorge Diaz of McLennan & Associates, LP ("McLennan"); Rick Marriott and Carlous Smith of Si Environmental, LLC ("Si"); Joel Raymond of GreenScape Associates ("GreenScape"); Dominic Cashiola of Classic Messaging LLC ("CM"); Dusty DeRouen of Lake Management Services, L.P. ("LMS"); Vanessa Rodriguez of Beazer Homes Texas LP ("Beazer"); John Taylor of Bonbrook Plantation, LP ("Bonbrook"); Lt. Wayne Hastedt and Deputy Jeffery Street of the Fort Bend County Sheriff's office ("FBCSO"); and Susan Edwards, Nellie Connally, and Abby Derrickson of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

The Board offered any members of the public attending the meeting by telephone the opportunity to make a public comment. There being no members of the public requesting to make a public comment, the Board moved to the next agenda item.

CONSIDER OPERATIONS AND SERVICE REQUIREMENTS RELATING TO COVID-19 EPIDEMIC AND RATIFICATION OF ANY EMERGENCY ACTIONS, IF NECESSARY

Ms. Edwards stated that there were no emergency actions taken between Board meetings that needed to be ratified.

APPROVE MINUTES

The Board considered approving the minutes of the May 11, 2020, regular meeting. Following review and discussion, Director Johnson moved to approve the

minutes as presented. Director Grigar seconded the motion. A roll call of the Board was taken, and the motion passed by unanimous vote.

#### SHERIFF'S REPORT

Ms. Derrickson reported on the information obtained from the Fort Bend County Sheriff's Office as it pertains to the District's contract and Deputy Street's paternity leave.

#### ARBITRAGE REBATE REPORT FOR SERIES 2015 REFUNDING BONDS

Ms. Edwards presented an arbitrage rebate report regarding the District's Series 2015 Bonds as prepared by OmniCap Group, LLC, a copy of which is attached. She stated that the report indicates no arbitrage rebate payment is required from the District. No action was required.

#### BOOKKEEPER'S REPORT

Mr. Diaz presented and reviewed the bookkeeper's report and investment report, and presented checks for payment. A copy of the bookkeeper's report is attached, which includes the investment report, year-to-date budget comparison, and an amended budget.

The Board concurred to defer action on amending the budget to include an additional security contract.

After review and discussion, Director Johnson moved to approve the bookkeeper's report and the checks presented for payment. Director Telford seconded the motion. A roll call of the Board was taken, and the motion passed by unanimous vote.

#### SHERIFF'S REPORT (CONT.)

Lt. Hastedt addressed the Board, discussed traffic citation matters in the District, and discussed Fort Bend County Sheriff's Office procedures in response to COVID-19. He also stated that Deputy Thomas James will return to work at the end of June.

The Board considered appointing Director Robach as a security liaison with the Fort Bend County Sheriff's Office with Director Johnson serving as a backup security liaison. Director Robach will reach out to a neighboring community to discuss the possibility of entering into a cost sharing agreement for an additional security patrol.

Following review and discussion, Director Johnson moved to appoint Director Robach as the security liaison for the District, with Director Johnson serving as a backup liaison, as needed. Director Telford seconded the motion. A roll call of the Board was taken, and the motion passed by unanimous vote.

## OPERATOR'S REPORT

Mr. Smith presented and reviewed the operator's report, a copy of which is attached, and reviewed repair and maintenance items for the month.

Mr. Smith presented and reviewed a homeowner association water meter usage report and a residential high usage letter report, copies of which are attached to the operator's report.

Mr. Smith reported that there were wastewater discharge permit violations at the regional wastewater treatment plant due to high ammonia. Mr. Smith said blower malfunctions resulted in high ammonia and the blowers have been repaired.

## HEARING ON TERMINATION OF WATER SERVICE

Mr. Smith 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.

Mr. Smith reported that the Fort Bend County Judge sent a letter lifting the request that water providers suspend termination of water service for non-payment, effective June 1.

After review and discussion, Director Telford made a motion to resume termination for non-payment next month with the option of allowing a three-month payment plan for past due amounts. Director Johnson seconded the motion. A roll call of the Board was taken, and the motion passed by unanimous vote.

## ENGINEER'S REPORT AND AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES

Ms. Wilson presented and reviewed an engineer's report, a copy of which is attached, and updated the Board on the status of ongoing engineering projects in the District.

Ms. Wilson stated that LJA is putting together options and costs, including photos, for addressing the erosion control project.

The Board reviewed a draft of the updated professional service agreement between Fort Bend County Municipal Utility District No. 155 and LJA Engineering, Inc. for professional services.

The Board discussed a request for a culvert guardrail at Turnbull Lane.

Ms. Wilson requested authorization for LJA to begin preparation of bond application no. 9.

After review and discussion, and based upon the engineer's recommendation, Director Johnson moved to: (1) approve the professional service agreement between Fort Bend County Municipal Utility District No. 155 and LJA Engineering, Inc. for professional services; (2) authorize LJA to solicit proposals for installation of a culvert guardrail as discussed; (3) authorize LJA to solicit proposals for the sidewalk installation project; and (4) authorize LJA to prepare bond application no. 9. Director Garcia seconded the motion. A roll call of the Board was taken, and the motion passed by unanimous vote.

#### SHERIFF'S REPORT (CONT.)

Deputy Street reviewed the security reports, copies of which are attached. The directors discussed traffic concerns in the District.

#### UPDATE ON DETENTION/AMENITY LAKES MAINTENANCE

Mr. DeRouen reviewed a detention/amenity lakes maintenance report with the Board, a copy of which is attached. There was no action to be taken on this matter.

#### UPDATE ON LANDSCAPE MAINTENANCE

Mr. Raymond reviewed a landscape maintenance and mowing report with the Board, a copy of which is attached.

#### DISTRICT PARK AND RECREATION IMPROVEMENTS

Mr. Raymond updated the Board regarding the splashpad pavilion improvements.

Mr. Raymond presented and reviewed a proposal from Greenscape in the amount of \$1,125.00 for sealing the cast stone picnic tables in the pavilion area. A copy of the proposal is attached.

Mr. Raymond presented and reviewed a proposal from Greenscape in the amount of \$2,533.05 for installing two new trash cans and lids for the pavilion area. A copy of the proposal is attached.

Mr. Raymond presented and reviewed a proposal from Greenscape in the amount of \$7,060.00 for replacing the irrigation heads on Lake G. A copy of the proposal is attached.

Mr. Raymond presented and reviewed a proposal from Greenscape in the amount of \$3,408.77 for replacing damaged valve boxes located around the District. A copy of the proposal is attached.

Following review and discussion, and based on the landscape architect's recommendation, Director Garcia moved to (1) approve the proposal for sealing the cast stone picnic tables; (2) approve the proposal for installing two new trash cans and lids; (3) approve the proposal for replacing the irrigation heads on Lake G; and (4) approve the proposal for replacing the damage valve boxes located around the District. Director Johnson seconded the motion. A roll call of the Board was taken, and the motion passed by unanimous vote.

#### CLASSIC MESSAGING EMERGENCY MESSAGING MATTERS

Mr. Cashiola presented a Member Database Report and an Opt-In Response Report, copies of which are attached. He stated that the percentage of residents in the District for whom Classic Messaging has at least one contact method for sending messages is 95.39%. There have been a total of 2,865 contacts made by residents in the District, and the response rate for the Opt-In report stands at 14.21%.

Director Robach reviewed the logo she had prepared for the District website with the other Board members and stated that she would coordinate the delivery of the logos to Mr. Cashiola for uploading to the District website.

#### STORM WATER MANAGEMENT PLAN ("SWMP") AND STORM WATER PERMITTING MATTERS

There was no discussion on this item.

#### GARBAGE AND RECYCLING MATTERS

Director Johnson updated the board on resident concerns regarding garbage and recycling matters.

#### TAX ASSESSOR/COLLECTOR'S REPORT

The Board did not receive a tax assessor/collector's report from Fort Bend County this month.

#### AUTHORIZE DELINQUENT TAX ATTORNEY TO PROCEED WITH COLLECTION OF DELINQUENT TAXES

The Board considered authorizing the District's delinquent tax attorney, Perdue, Brandon, Fielder, Collins & Mott, LLP ("Perdue Brandon"), to proceed with the collection of the 2019 delinquent tax accounts. After discussion, Director Grigar moved to authorize Perdue Brandon to proceed with the collection of delinquent taxes. Director Telford seconded the motion. A roll call of the Board was taken, and the motion passed by unanimous vote.

## SENATE BILL 2 TRANSPARENCY REQUIREMENTS

Ms. Edwards reviewed a memorandum regarding transparency requirements in Sections 26.17 and 26.18, Tax Code, as enacted by Senate Bill 2, the “Texas Property Tax Reform and Transparency Act of 2019.” She discussed financial and tax rate information that must be posted on a website maintained or accessible to the District. Ms. Edwards also discussed tax-related information that must be included in a property tax database maintained by the appraisal district, some of which must be provided by the District.

The Board considered contracting with Assessments of the Southwest for implementation of the transparency requirements in Sections 26.17 and 26.18, Tax Code. Ms. Edwards stated that Assessments of the Southwest will contract with a third-party website provider to host and maintain a generally accessible website, provide the required information to be posted, gather and send the required information to the Fort Bend County Appraisal District, and ensure the information is accurate and current. She discussed the fees proposed by Assessments of the Southwest for implementation of the requirements contained in Sections 26.17 and 26.18, Tax Code. After discussion, the Board directed ABHR to request a contract from Assessments of the Southwest for the Board’s consideration at next month’s meeting.

## DEVELOPER’S REPORT

Ms. Rodriguez discussed development in the District. She stated that five homes were sold in May.

Mr. Taylor discussed development in the District. He stated that he approved fifteen home starts for DR Horton.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.

(SEAL)

/s/ Jessica Robach  
Secretary, Board of Directors



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