

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

July 13, 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 13th day of July, 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"); John Taylor of Bonbrook Plantation, LP ("Bonbrook"); Deputy Jeffery Street of the Fort Bend County Sheriff's office ("FBCSO"); David Patterson of Assessments of the Southwest, Inc.; Greg Coleman of Beazer Homes Texas LP; Mark McGrath of McGrath & Co., PLLC; Craig Rathmann of Rathmann & Associates, L.P.; and Nellie Connally and Abby Derrickson of Allen Boone Humphries Robinson LLP ("ABHR").

Ms. Connally reviewed certain recommended protocols for conducting the District's meeting via teleconference. She announced that the meeting was being recorded and that consultant reports presented at the meeting were posted online and available to the public in the form of an "agenda packet" prior to the start of the meeting at <https://www.districtdirectory.org/agendapackets/fbcmud155>.

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. Connally 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 June 8, 2020, regular meeting and the minutes of the May 26, 2020, special meeting. Following review and discussion, Director Grigar moved to approve the minutes as presented. Director Johnson seconded the motion, which passed unanimously.

SHERIFF'S REPORT

Deputy Street presented and reviewed a security report for the District, a copy of which is attached.

DISTRICT INSURANCE POLICIES

Ms. Connally presented and reviewed an insurance renewal proposal from McDonald & Wessendorff Insurance for a renewal premium of \$7,373.00. After review and discussion, Director Johnson moved to approve the proposal from McDonald & Wessendorff Insurance and direct that it be filed appropriately and retained in the District's official records. Director Garcia seconded the motion, which passed unanimously.

BOOKKEEPER'S REPORT

Mr. Diaz presented and reviewed the bookkeeper's report and investment report, and presented checks for payment. He also reviewed a budget amendment to include coverage for an additional security patrol. A copy of the bookkeeper's report is attached, which includes the investment report, year-to-date budget comparison, and amended budget.

After review and discussion, Director Johnson moved to approve the bookkeeper's report, the checks presented for payment, and adoption of the amended budget. Director Garcia seconded the motion, which passed unanimously.

ISSUANCE OF BOND ANTICIPATION NOTE

Mr. Rathmann updated the Board on the status of preparation of bond application no. 9 and reviewed the bond anticipation note issuance process.

He presented and reviewed a Placement Agent Agreement between RBC Capital Markets ("RBC") and the District and an Acknowledgement of Financial Advisory Fee for \$6,500.00, RBC Capital Market's fee for the proposed bond anticipation note. He also presented a letter from RBC regarding disclosures as required by the Municipal Securities Rulemaking Board Rule G-17.

After review and discussion, Director Grigar moved to (1) approve the Placement Agent Agreement; (2) approve the Acknowledgement of Financial Advisory Fee; and (3) direct that the Agreement and Acknowledgement be filed appropriately and retained in the District's official records. Director Telford seconded the motion, and the motion passed unanimously.

The Board considered authorizing McGrath & Co., PLLC to prepare the Developer Reimbursement report in connection with the Bond Anticipation Note. After discussion, Director Grigar moved to authorize McGrath & Co., PLLC to prepare the Developer Reimbursement Report. Director Telford seconded the motion, which passed unanimously.

ASSOCIATION OF WATER BOARD DIRECTORS SUMMER CONFERENCE

Ms. Connally noted that the Association of Water Board Directors summer conference would be held virtually and Directors wishing to attend would need to register for the virtual conference even if they had already registered to attend the conference in person.

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 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.

After review and discussion, Director Johnson moved to approve the operator's report, as presented. Director Telford seconded the motion, which passed unanimously.

HEARING ON TERMINATION OF WATER SERVICE

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.

After review and discussion, Director Johnson made a motion to suspend termination of water and sewer service to delinquent customers and waive late fees and penalties until further notice. Director Telford seconded the motion, which passed unanimously.

ENGINEER'S REPORT

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 updated the Board on an eight-inch water line that has been installed to serve the two remaining commercial tracts within the District along Reading Road. She recommended that the Board accept construction of the eight-inch water line along Reading Road. After review and discussion, Director Grigar moved to accept the eight-inch water line along Reading Road. Director Garcia seconded the motion, which passed unanimously.

Ms. Wilson requested that the Board consider allowing construction of a sidewalk that needs to be relocated due to being inadvertently installed outside the limits of Reserve A. The relocated sidewalk will be constructed at the cost of B-Brook Land Partners LP. Director Garcia moved to approve the relocation of the sidewalk onto District property at the expense of B-Brook Land Partners LP. Director Johnson seconded the motion, which passed unanimously.

Ms. Wilson stated that LJA received bids for the sidewalk installation project from GreenScape and D.L. Meacham Construction. LJA recommends that the Board consider contracting GreenScape for the sidewalk installation project. Director Johnson moved to contract GreenScape for the sidewalk installation project. Director Garcia seconded the motion, which passed unanimously.

Ms. Wilson stated that LJA received two proposals for the fabrication and installation of a pedestrian guardrail near the culvert at Turnbull Lane. The Board concurred to table discussion on this item until a later date.

After review and discussion, Director Grigar moved to approve the engineer's report. Director Garcia seconded the motion, which passed unanimously.

Ms. Connally then discussed adopting a Resolution Authorizing Application to the Texas Commission on Environmental Quality for Approval of Projects and Bonds to issue bonds in an amount not to exceed \$1,450,000.00. After review and discussion, Director Johnson moved to adopt a Resolution Authorizing Application to the Texas Commission on Environmental Quality for Approval of Projects and Bonds, as discussed. Director Grigar seconded the motion, which passed unanimously.

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 stated that the irrigation heads on Lake G have been replaced and the damaged valve boxes located around the District have been replaced.

Mr. Raymond updated the board regarding the status of the trail cameras previously installed around the District. Three cameras have been stolen and he is working with the manufacturer to track the cameras which have been activated on another account.

Mr. Raymond stated that Greenscape is currently working with LJA to address the erosion issues in the District.

Mr. Raymond stated that the landscaping and grading on Turnbull Lane is currently under construction and expect the project to be done in the next week.

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 95.46%. There have been a total of 2,882 contacts made by residents in the District, and the response rate for the Opt-In report stands at 14.74%.

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 received and reviewed a tax assessor/collector's report from Fort Bend County, a copy of which is attached.

SENATE BILL 2 TRANSPARENCY REQUIREMENTS

Mr. Patterson presented an agreement for services with Assessments of the Southwest for implementation of the transparency requirements in Sections 26.17 and 26.18, Tax Code. Mr. Patterson 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. He 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 review and discussion, Director Grigar moved to approve the contract with Assessments of the Southwest. Director Johnson seconded the motion, which passed unanimously.

DEVELOPER'S REPORT

Mr. Coleman discussed development in the District. He stated that four homes were sold in June and four homes are scheduled to be sold in July.

AWBD SIMPLY VOTING

Ms. Connally stated that the Association of Water Board Directors ("AWBD") is using Simply Voting, a web-based online voting system, for its annual Board of Trustees election to occur during the AWBD summer conference beginning August 7, 2020. She said each AWBD member district will be able to cast a ballot by designating a board member as the district's voting member representative to cast the ballot on behalf of the district. After discussion, Director Telford moved to designate Director Johnson as the District's voting member representative to cast the District's ballot in the 2020 AWBD Board of Trustees election. Director Johnson seconded the motion. A roll call of the Board was taken, and the motion passed by unanimous vote.

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

/s/ Jessica Robach
Secretary, Board of Directors



(SEAL)

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