

MINUTES  
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

April 19, 2021

The Board of Directors (the "Board") of Fort Bend County Municipal Utility District No. 155 (the "District") met in special 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 19th day of April, 2021, 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 for all or part of the meeting were Regina Morales and Justin Morales of GreenScape Associates; John N. Taylor of Bonbrook Plantation, LP; Vanessa Rodriguez of Beazer Homes Texas LP; Laura Gutowski, member of the public; and Nellie Connally and Nikole Cales 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 meeting convened at 2:05 p.m. Ms. Connally 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 public comment, Ms. Connally moved to the next agenda item.

UPDATE ON LANDSCAPE MAINTENANCE AND IRRIGATION FROM GREENSCAPE ASSOCIATES AND PARK PLANNING AND PARK AND RECREATIONAL FACILITY BONDING CAPACITY

Mr. Morales discussed the Board's previous discussion and consideration of costs for the initial installation of trees that the District will receive through the Fort Bend County tree donation program and associated irrigation. He recommended that

the Board discuss trail and greenspace design preferences that may impact tree installation locations before approving a final installation/irrigation proposal.

Mr. Morales discussed the status of maintenance for the temporary drainage located on the Big Creek Ltd. Property approved at the previous meeting and said that the ground is too wet to mobilize. He said he would inspect the area this evening and mobilize tomorrow, if site and weather conditions are favorable.

Ms. Morales introduced Greenscape's District team and discussed the skill set, qualifications and experience of each team member. She and Mr. Morales discussed approach and outline for developing a Master Parks Plan, including a possible survey of the District residents for community input regarding park design. Mr. Morales then reviewed a memo prepared by Greenscapes, a copy of which is attached. Ms. Morales discussed the District's parks bond authorizations previously approved by voters, current bonding capacity for park improvements and amounts outstanding for reimbursement to District developers for funds advanced to construct recreational improvements for the benefit of the District.

Mr. and Ms. Morales discussed with the Board preferences for soliciting community input for facilities to be included in the master park plan and personal preferences for facilities to be included. Discussion ensued regarding access options to the cell tower site on Benton Road and possible use of the location as a site for recreational improvements. Director Johnson also requested input from the District engineer and developers regarding surveying methods and areas available for development of trails in and around lots that back up to the lake before discussing those options and issues with residents that back up to the lake. Following discussion, the Board concurred to develop a survey to District residents to provide feedback on facilities proposed for inclusion in development of a parks plan. Discussion ensued regarding delivery and installation of trees from Trees of Houston around Lake C and installation of trees from Fort Bend County along Reading Road with placement of any remaining trees to be determined by the Board as part of development of the parks plan. Mr. Morales reviewed a proposal in the amount of \$7,983.34 for installation of trees and irrigation at Lake C. Following review and discussion, Director Garcia moved to approve the proposal, subject to confirmation of materials already on site and/or donated and removal of those items from the proposal. Director Grigar seconded the motion, which passed unanimously. Discussion ensued regarding the District's contractual requirement to make future reimbursement developers for any advance funding of recreational amenities constructed for the benefit of the District. Additional discussion ensued regarding the status of conveyance of an easement on Reading Road for proposed beautification of in front of the Chevron Station and estimated costs for tree up lighting for trees to be installed around Lake C.

There being no further business to come before the Board, Director Garcia moved to adjourn the meeting at 3:30 p.m. Director Grigar seconded the motion, which passed unanimously.

/s/ Jessica Robach  
Secretary, Board of Directors



LIST OF ATTACHMENTS TO MINUTES

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