

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

December 14, 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 14th day of December, 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 except Director Grigar, thus constituting a quorum.

Also attending the teleconference for all or part of the meeting were Kirsten Wilson of LJA Engineering & Surveying, Inc. ("LJA"); Jorge Diaz of McLennan & Associates, LP ("McLennan"); Rick Marriott of Si Environmental, LLC ("Si"); Nick Steffek of Lake Management Services, L.P. ("LMS"); Constable Mike Beard, Lieutenant Hansen and Sargent Nguyen of the Fort Bend County Precinct 1 Constable's Office ("Constable"); John Taylor of Bonbrook Plantation, LP; Vanessa Rodriguez of Beazer Homes Texas LP; Sam Cocke of Double Oak Erosion, Inc.; Aimee of Texas Pride; 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

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 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 November 9, 2020, regular meeting. Following review and discussion, Director Johnson moved to approve the minutes as presented. Director Telford seconded the motion, which passed unanimously. The Board concurred to discuss development in the District.

REPORT REGARDING DEVELOPMENT IN THE DISTRICT

Ms. Rodriguez updated the Board regarding development in the District. In response to questions from Director Johnson, Ms. Rodriguez stated there are 25 remaining lots and there were no notable issues regarding landscaping in the area. Discussion ensued regarding CenterPoint issues and grading and debris in Section 8. Ms. Wilson stated she contacted the appropriate party regarding debris removal and confirmed the grade in Section 8 is correct.

Mr. Taylor updated the Board regarding development in the District.

The Board concurred to discuss the Fort Bend County Constable's report and resume the regular order of the meeting agenda.

CONSTABLE'S REPORT

The Board reviewed a security report for the District, a copy of which is attached. Constable Beard asked how the Board would like to handle the upcoming holiday schedule. The Board concurred to allow the constables to take off on the days requested.

Director Robach inquired about an incident in October involving a possible explosive device. Constable Beard stated he will research the matter and provide additional information next month.

The Board reviewed the 2021 Fort Bend County holiday schedule.

After review and discussion, Director Telford moved to approve the 2021 Fort Bend County holiday schedule and authorize the Constables to take the holidays detailed on the 2021 schedule off, subject to amendments as determined by the Board. Director Johnson seconded the motion, which passed unanimously.

In response to Director Johnson, Constable Beard stated the Fort Bend County Sherriff will handle vacation checks if Constables are not scheduled.

Constable Beard stated Deputy Schleppey has scheduled time off in January for required training.

FINANCIAL AND BOOKKEEPING MATTERS

Mr. Diaz presented and reviewed the bookkeeper's report, a copy of which is attached, and presented the checks for payment. He reviewed the year-to-date budget comparison and explained variances. After review and discussion, Director Garcia moved to approve the bookkeeper's report and the checks presented for payment. Director Telford seconded the motion, which passed unanimously.

TRAVEL REIMBURSEMENT GUIDELINES FOR ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") WINTER CONFERENCE

Ms. Connally discussed the winter AWBD conference, which will be held virtually. Discussion ensued regarding conference and hotel reservations. Following discussion, Directors Telford moved to authorize per diems for any directors attending the virtual winter AWBD conference. Director Garcia 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 updated the Board regarding repairs performed at 815 Shenandoah Falls. He stated the Si performed the necessary repairs, but when they went to repair the sidewalk, the homeowner requested the sidewalk not be repaired unless the driveway was also repaired. Mr. Marriott stated Si televised the lines and did not see any leaks or issues that would cause damage to the resident's driveway. He stated he sent the video of the line televising to the engineer for further review. Ms. Wilson stated she and other LJA engineers reviewed the video and could not make a determination as to whether District facilities caused damage to the resident's driveway and recommended the Board replace the driveway since a determination cannot be made. Mr. Marriott stated the sidewalk repair will cost approximately \$2,500 and the driveway repair will cost approximately \$4,000. After review and discussion, Director Johnson moved to approve the sidewalk and driveway repair, totaling approximately \$6,500. Director Robach seconded the motion, which passed unanimously.

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

Mr. Marriott then reviewed the Discharge Monitoring Report and noted that no excursions occurred at the shared water treatment plant during the month.

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 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.

Mr. Marriott updated the Board regarding various repairs in the District.

The Board concurred to table discussion regarding amending the District's Rate Order until Director Grigar is in attendance.

Discussion ensued regarding the water bill calculation and City of Richmond Groundwater Reduction Plan fees.

Following review and discussion, Director Johnson moved to: (1) approve the operator's report, as presented; 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. The motion was seconded by Director Garcia, which passed unanimously.

UPDATE ON BOND APPLICATION NO. 9

Ms. Connally stated that there was no update available regarding the status of bond application no. 9.

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. She commended the District's Constable for being observant and proactive in patrolling the District while she was surveying areas in the District.

Ms. Wilson presented and reviewed the four bids for the repairs of lake shore A, B and C ("Detention Pond Project"), which were presented and discussed at the November meeting. Ms. Wilson then discussed the base bids and four alternates, as requested by the Board. Ms. Wilson recommended the Board award the contract to Double Oak Erosion, Inc. Discussion ensued regarding use of surplus funds and Ms. Connally stated the District must expend or award a project to expend certain surplus funds by the end of the calendar year. Director Johnson discussed the possibility of installing rip rap around the outfalls. Ms. Wilson stated installing rip rap is a possibility and discussed the timeline and bidding process requirements for District

projects. She recommended the Board consider including this item in its future budget. Discussion ensued regarding awarding only the base bid for installation of ShoreSox around Pond B only in the amount of \$158,123. Mr. Cocke confirmed ShoreSox can be installed around the outfalls. The Board requested the beige ShoreSox be used. Mr. Cocke stated Pond B has approximately 2,200 linear feet where ShoreSox would be installed, which should take approximately one month. The Board concurred that, in its judgment, Double Oak Erosion, Inc. was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project. After review and discussion, Director Johnson moved to award the contract for the base bid for Pond B only to Double Oak Erosion, Inc. in the amount of \$158,123. Director Robach seconded the motion, which passed unanimously.

Ms. Wilson stated she is coordinating with CenterPoint regrading the issues previously discussed.

Discussion ensued regarding stormwater management at Aqua Vista. Ms. Wilson stated she will survey the area and confirm it is compliant with stormwater management requirements.

Ms. Wilson stated she will respond to resident that complained regarding debris.

UPDATE ON DETENTION/AMENITY LAKES MAINTENANCE

Mr. Steffek reviewed a detention/amenity lakes maintenance report with the Board, a copy of which is attached.

Mr. Steffek stated the Lake E fountain was pulled for repair, which will be covered under warranty.

Mr. Steffek presented and reviewed a proposal to replace lake level probes in the amount of \$1787.34 ("Proposal"). After review and discussion, Director Telford moved to approve the Proposal. Director Johnson seconded the motion, which passed unanimously.

UPDATE ON LANDSCAPE MAINTENANCE

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

Mr. Raymond recommended the Board approve the following irrigation repairs: invoice 10129 for Lake B to replace 2" seeping valve in the amount of \$322.50, replacement of a 2" seeping valve in Lake C in the amount of \$322.50, to locate and replace broken fitting on rotor house in Lake E in the amount of \$67.50.

Mr. Raymond reviewed the following proposals: (1) to remove and transplant plants in the beds at Rain Meadows in the amount of \$582.74; (2) 10107 apply perennial rye seeding along the slopes of Lake G and bare areas on Lake F in the amount of

\$3,925; (3) invoice number 10131 to repair the back slope drain on Lake E in the amount of \$1,616.66; (4) invoice number 9524 for game cameras in the amount of \$1,305; and (5) 10106 for conceptual designs to address the erosion of the lake edges in the amount of \$8,500;

After review and discussion, Director Telford moved to: (1) approve the following irrigation repairs: invoice 10129 to replace 2" seeping valve Lake B in the amount of \$322.50, replacement of a 2" seeping valve in Lake C in the amount of \$322.50, and to locate and replace broken fitting on rotor house in Lake E in the amount of \$67.50; (2) approve removal and transplanting of plants in the beds at Rain Meadows in the amount of \$582.74; (3) approve proposal 10107 to apply perennial rye seeding along the slopes of Lake G and bare areas on Lake F in the amount of \$3,925; (4) approve invoice number 10131 to repair the back slope drain on Lake E in the amount of \$1,616.66, subject to the District's engineer confirming the area is not under warranty from the developer contract; (5) approve invoice number 9524 for game cameras in the amount of \$1,305; and (6) defer invoice 10106 for conceptual designs to address the erosion of the lake edges in the amount of \$8,500. Director Johnson seconded the motion, which passed unanimously.

CLASSIC MESSAGING EMERGENCY MESSAGING MATTERS

Director Robach requested information be prepared regarding the detention pond erosion project to be sent to District residents when appropriate.

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

Director Johnson stated a resident had concrete repairs performed and she believes the company may have poured some concrete in the storm drain. She stated Mr. Marriott contacted Stormwater Solutions regarding the matter and they are following up to determine if a violation occurs.

GARBAGE AND RECYCLING MATTERS

Ms. Raley presented and reviewed a request for a rate increase of \$0.651, taking the current rate from \$13.25 to \$13.90 as a result of an increased volume of garbage due to COVID-19, effective January 1, 2021. A copy of the request letter is attached.

Ms. Raley presented and reviewed possible contract renewal options, which are as follows: (1) three-year annual adjusted rate in the amount of \$13.86; (2) three-year fixed rate in the amount of \$14.50; (3) five-year annual adjusted rate in the amount of \$13.70; and (4) five-year fixed rate in the amount of \$15.05.

After review and discussion, Director Telford moved to approve the contract amendment for a five-year adjusted rate of \$13.70, effective March 31, 2021. Director Johnson seconded the motion, which passed unanimously.

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.

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.

Mr. Marriott reported there was no debris found in the manholes and there are no issues with the storm inlet previously discussed under stormwater matters.

Discussion ensued regarding possibly implementing a consent agenda or scheduling special meetings to discuss items that require additional time and deliberation.

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

/s/Jessica Robach
Secretary, Board of Directors



LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Fort Bend County Constable's security report	2
Bookkeeper's report.....	3
Operator's report.....	3
Engineer's report.....	4
Landscape Management Services report.....	5
Greenscape report.....	5
Best Trash letter	6
Tax Assessor/Collector's report	7