

MINUTES  
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

February 14, 2022

The Board of Directors ("Board") of Fort Bend County Municipal Utility District No. 155 ("District") met in regular session, open to the public, with supplemental telephone access on the 14th day of February 2022, 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 Sonia Cantu, a resident of the District; Jorge Diaz of McLennan & Associates, LP; Rick Marriott of Si Environmental, LLC ("Si"); Deputy Daniel Schleppey of the Fort Bend County Precinct 1 Constable's Office ("Constable"); David Beyer of Storm Water Solutions, LLC ("SWS"); Sean Donnell and Regina Morales of GreenScape Associates ("GreenScape"); Nick Steffek of Lake Management Services, L.P. ("LMS"); and Nellie Connally and Erika Smiley of Allen Boone Humphries Robinson LLP ("ABHR").

Due to the COVID-19 virus epidemic emergency and the high threat level warnings issued by various governments and agencies, the District established a telephone option for members of the public to listen to the meeting and to address the Board.

Also attending via teleconference were Vanessa Rodriguez of Beazer Homes; and Kirsten Wilson of LJA ("LJA").

PUBLIC COMMENTS

The meeting convened at 11:00 a.m. Ms. Connally offered any members of the public attending the meeting in person or by telephone the opportunity to make a public comment.

Ms. Cantu introduced herself to the Board and requested a bill adjustment. The Board concurred to consider the matter under the Operations report.

## APPROVE MINUTES

The Board considered approving the regular meeting minutes of January 10, 2022. Following review and discussion, Director Telford moved to approve the minutes. Director Robach seconded the motion, which passed by unanimous vote.

## CONSTABLE'S REPORT

Deputy Schleppey reviewed a security report for the District, a copy of which is attached. He then answered questions from the Board.

## REPORT REGARDING DEVELOPMENT IN THE DISTRICT

Ms. Rodriguez updated the Board on development within the District.

## BOOKKEEPING MATTERS

Mr. Diaz 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.

After review and discussion, Director Telford moved to approve the bookkeeper's report and payment of the bills. Director Garcia seconded the motion, which passed unanimously.

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 considered authorizing attendance at the summer conference.

After review and discussion, Director Garcia moved to (1) approve reimbursement of eligible expenses for the AWBD winter conference; and (2) authorize all interested directors to attend the AWBD summer conference. Director Grigar seconded the motion, which passed by 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 next reported on Ms. Cantu's request for bill adjustment, noting Si hung door tags on separate occasions informing the resident that a leak was detected. After discussion regarding the resident's payment history, the Board concurred to apply the August, September, and October 2019 bills to the same period in 2021, and credit the resident the difference.

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.

Ms. Connally reported on a true-up invoice from the City of Rosenberg (the "City") in the amount of \$81,987.95. She stated that the City increased their rates in 2020 and the District was not notified. After discussion, the Board concurred to pay the invoice and request that the City provide invoices for future payments.

Following review and discussion, Director Johnson moved to (1) approve the operator's report; (2) approve the bill adjustment for Ms. Cantu as discussed; (3) 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; and (4) authorize payment in the amount of \$81,987.95 to the City. Director Telford seconded the motion, which passed by unanimous vote.

#### ENGINEER'S REPORT AND DEVELOPMENT IN THE DISTRICT; UPDATE ON BOND ISSUE NO. 10

Ms. Wilson 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.

Ms. Wilson reported that Sarab Structural & Civil submitted plans for construction of a retail building along Benton Road for LJA review. Discussion ensued.

Ms. Wilson updated the Board on Bond Application No. 10, discussing tracts to be conveyed to the District from the Bonbrook Plantation Homeowners Association. She requested the Board consider a Phase 1 Environmental Site Assessment at the next regular meeting.

#### UPDATE ON DETENTION/AMENITY LAKES MAINTENANCE

Mr. Steffek updated the Board on detention and amenity lake maintenance including fountain repairs, and vegetation and algae treatments.

Mr. Steffek presented and reviewed a service agreement with LMS and a proposed budget for the 2022-2023 fiscal year. Discussion ensued and the Board concurred to defer action on both.

#### PHASE II SMALL MS4 GENERAL PERMIT AND STORM WATER MANAGEMENT PLAN, INCLUDING PUBLIC COMMENT

Mr. Beyer updated the Board on the District's Storm Water Management Plan ("SWMP"). He distributed and reviewed the year 3 annual report for the SWMP, and a summary of the year 4 training and goals under the SWMP, copies of which are attached.

Mr. Beyer began his training session with the Board and other consultants. He stated the topic of the year 4 training was stormwater pollution prevention, the minimum control measures, and bacteria-specific elements. Mr. Beyer explained the importance of keeping household hazardous waste, pet waste, and yard waste out of the storm sewers, to prevent adding to bacterial impairment. He then continued with the training, thoroughly explaining the sources of bacteria and outlining the program elements of the SWMP that deal with these sources. Following review and discussion, Director Grigar moved to approve the year 3 annual SWMP report and the utility insert. Director Telford seconded the motion, which passed by unanimous vote.

#### UPDATE ON LANDSCAPE MAINTENANCE AND IRRIGATION FROM GREENSCAPE ASSOCIATES

Mr. Donnell reviewed a landscape maintenance report, a copy of which is attached, and discussed the status of work previously approved by the Board.

Director Garcia stated that Fort Bend County has approved 50 trees for delivery and planting around Lake D.

Mr. Donnell requested the Board approve invoice nos. 11288, 11289, and 11290 for (1) Lake D tree planting, (2) overseeding of Lakes E, F, and G, and (3) an additional application of fertilizer on Lakes A, B, C, and D, respectively.

After review and discussion, Director Robach moved to approve the landscape maintenance report and invoice nos. 11288, 11289, and 11290. Director Garcia seconded the motion, which passed by unanimous vote.

#### DISTRICT COMMUNICATIONS, INCLUDING WEBSITE, MASS MESSAGING, AND SOCIAL MEDIA POLICIES

There was no discussion on this item.

#### GARBAGE AND RECYCLING MATTERS

There was no discussion on this item.

#### ADOPT RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

Ms. Connally reviewed a Resolution Concerning Exemptions from Taxation. After review and discussion, Director Garcia moved to adopt the Resolution Concerning Exemptions from Taxation, reflecting that the Board of Directors rejects any exemptions of residential homesteads from ad valorem taxation, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Robach seconded the motion, which passed by unanimous vote.

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 Robach moved to approve the tax assessor/collector's report as presented. Director Telford seconded the motion, which passed unanimously.

2022 DIRECTORS ELECTION

Ms. Connally discussed procedures related to the 2022 Directors Election. She reviewed an Order Calling Directors Election.


Ms. Connally discussed that Notice of Election may be required to be posted or published and provided to the County Clerk and Voter Registrar of Fort Bend County.

Following review and discussion, Director Robach moved to (1) adopt the Order Calling Directors Election and direct that the Order be filed appropriately and retained in the District's official records; and (2) authorize the Secretary's agent to post or publish and provide to the County Clerk and Voter Registrar the Notice of Election, if required. Director Johnson seconded the motion, which passed unanimously.

There being no further business to come before the Board, the Board concurred to adjourn the meeting at 12:46 p.m.



ASST.

  
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Secretary, Board of Directors

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