

MINUTES  
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

April 11, 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 11th day of April 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 Greg McGrath of McGrath & Co., PLLC ("McGrath"); Jorge Diaz of McLennan & Associates, LP; Rick Marriott of Si Environmental, LLC ("Si"); Sean Donnell and Regina Morales of GreenScape Associates ("GreenScape"); Nick Steffek of Lake Management Services, L.P. ("LMS"); and Nellie Connally and Holly Huston 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. On the conference line was Kirsten Wilson of LJA Engineering, Inc. ("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. There being no members of the public, the Board concurred to close the public comment section of the agenda.

AUTHORIZE AUDITOR TO CONDUCT AUDIT FOR FISCAL YEAR ENDING APRIL 30, 2022

Mr. McGrath requested authorization to conduct the District's audit for the fiscal year ending April 30, 2022 and noted the estimated fee is \$13,750. Following review and discussion, Director Grigar moved to authorize McGrath to conduct the District's audit for the fiscal year ending April 30, 2022. Director Garcia seconded the motion, which passed unanimously.

## APPROVE MINUTES

The Board considered approving the regular meeting minutes of March 14, 2022. Following review and discussion, Director Grigar moved to approve the minutes. Director Telford seconded the motion, which passed by unanimous vote.

## CONSTABLE'S REPORT

The Board reviewed information provided by Flock Safety and iTech360, copies of which are attached. Discussion ensued regarding installing license plate readers at entrances to the District. Following discussion, the Board concurred to appoint Directors Telford and Grigar to form the Security Committee, to review the information provided, and to provide a report on their findings at the next meeting.

Discussion ensued regarding security matters within the District.

## REPORT REGARDING DEVELOPMENT IN THE DISTRICT

There was no discussion on this agenda item.

## 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.

Mr. Diaz presented and reviewed a draft budget for the fiscal year end April 30, 2023, a copy of which is attached to the bookkeeper's report. Director Garcia requested McLennan to include an amenity line item in the budget in the amount of \$130,000.

After review and discussion, Director Garcia moved to (1) approve the bookkeeper's report and payment of the bills; and (2) approve of the budget for the fiscal year end April 30, 2023, with the inclusion of the amenity line item under the expenses in the amount of \$130,000. Director Telford 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. Marriot requested the Board consider pausing the meter replacement program due to the ongoing supply chain shortages.

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.

The Board requested Si paint several fire hydrants within the District.

Discussion ensued regarding a policy for addressing requests for adjustment to water and sewer bills. The Board concurred that no further policy is necessary and to continue in accordance with the District's Rate Order.

The Board conducted an annual review of the District's Drought Contingency Plan. Ms. Connally and Mr. Marriott stated they had no changes to recommend at this time.

Mr. Marriott presented the Annual Identity Theft Prevention Program Report, a copy of which is attached to the operator's report, indicating that the District is in compliance with the Identity Theft Prevention Program. He stated that no changes are recommended.

Mr. Marriott reviewed the Consumer Confidence Report ("CCR"), a copy of which is attached, regarding the quality of the District's water and stated that it will be filed with the TCEQ and distributed to District residents by July 1, 2021.

Mr. Marriot provided information to the Board regarding the Patty Potty program and requested Board authorization to purchase inserts for water bills to provide to residents.

Following review and discussion, Director Garcia moved to (1) approve the operator's report; (2) pause the meter replacement program; (3) authorize Si to repaint the fire hydrants, as discussed; (4) 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 (5) authorize Si to purchase Patty Potty inserts to provide in resident water bills. Director Telford seconded the motion, which passed by unanimous vote.

#### 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 development and ongoing engineering projects in the District.

Ms. Wilson presented and reviewed a preliminary cost estimate for the Lift Station Backup Generator noting the total is expected to be \$248,000 which includes LJA's engineering services.

Ms. Wilson addressed the Board regarding the ongoing erosion of Detention Ponds A&C and reviewed steps towards mitigation options. Discussion ensued.

Ms. Wilson requested Board Approval of Pay Estimate No. 1 and final in the amount of \$9,722.60 for the Signs & Striping to serve Bedford Drive & Harvest Hill Drive ADA Ramps.

Following review and discussion, Director Garcia moved to (1) approve the engineers report; (2) authorize LJA to move forward with the Lift Station Backup Generator; and (3) approve of Pay Estimate No. 1 and final in the amount of \$9,722.60 for the Signs & Striping to serve Bedford Drive & Harvest Hill Drive ADA Ramps. Director Robach seconded the motion, which passed by a unanimous vote.

#### BOND APPLICATION NO. 10

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. After review and discussion, Director Garcia moved to adopt a Resolution Authorizing Application to the Texas Commission on Environmental Quality for Approval of Projects and Bonds, as discussed. Director Telford seconded the motion, which passed unanimously.

#### UPDATE ON DETENTION/AMENITY LAKES MAINTENANCE

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

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

There was no discussion on this agenda item.

#### 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. Discussion ensued regarding options for the old basketball court. Following discussion, the Board concurred to request Greenscape to look into options for the homeowner's association.

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

There was no discussion on this item.

#### GARBAGE AND RECYCLING MATTERS

Director Johnson addressed the Board regarding a comment received via a resident 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. Following review and discussion, Director Grigar moved to approve the tax assessor/collector's report as presented. Director Garcia seconded the motion, which passed unanimously.

There being no further business to come before the Board, the Board concurred to adjourn the meeting at 12:30 p.m.

  
Secretary, Board of Directors



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