

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

May 9, 2022

The Board of Directors (“Board”) of Fort Bend County Municipal Utility District No. 155 (“District”) met in regular session, open to the public, on the 9th day of May, 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 Zain Hussein, resident of the District; 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 were Vanessa Rodriguez of Beazer Homes and Kirsten Wilson of LJA Engineering, Inc. (“LJA”).

PUBLIC COMMENTS

The meeting convened at 11:06 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.

Mr. Hussein introduced himself to the Board and requested an adjustment to his water and sewer service bill due to several leaks that have since been fixed. The Board concurred to consider this matter under the Operations report.

There being no additional members of the public, the Board concurred to close the public comment section of the agenda.

APPROVE MINUTES

The Board considered approving the regular meeting minutes of April 11, 2022. Following review and discussion, Director Garcia moved to approve the minutes. Director Johnson seconded the motion, which passed by unanimous vote.

SECURITY REPORT

Discussion ensued regarding security matters within the District.

REPORT REGARDING DEVELOPMENT IN THE DISTRICT

Ms. Rodriguez provided an update 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.

Director Grigar joined the meeting.

Ms. Connally presented and reviewed the District's Travel Reimbursement Guidelines with the Board in preparation for the Association of Water Board Directors summer conference.

After review and discussion, Director Johnson moved to (1) approve the bookkeeper's report and payment of the bills; and (2) authorize 3 hotel nights and 4 per diems plus reasonable expenses for Directors attending the conference. Director Robach 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 next reported on Mr. Hussein's request for bill adjustment and payment record. He stated Si has detected a potential leak at Mr. Hussein's residence four times in the last several months and hung a door tag notifying him of the leak at each occurrence. In response to questions from the Board, Mr. Hussein stated he had not received a door tag notifying him of a leak. Following discussion and in compliance with the District's rate order, the Board then offered Mr. Hussein a payment plan for the outstanding invoice. Mr. Hussein rejected the offer and stated he will pay the remaining bill in full.

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.

Following review and discussion, Director Telford moved to (1) approve the operator's report; 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. Director Garcia 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 updated the Board regarding the status of design for the Lift Station Backup Generator.

Ms. Wilson addressed the Board regarding the Benton Road Commercial Site.

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

BOND APPLICATION NO. 10

Ms. Connally provided an update on Bond Application No. 10. Discussion ensued regarding projects to include in the application. Following discussion, the Board concurred to remove the Ninja Course from the bond application as the Homeowners Association will be taking on that project.

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. He then

presented and reviewed proposal no. 11436 in the amount of \$1,181 for April Irrigation Repairs. Discussion ensued regarding tree donation from Fort Bend County (the "County") and options for planting. Following discussion, Director Garcia moved to (1) approve the landscape maintenance report; (2) approve proposal no. 11436 as presented; and (3) authorize the Tree Planting Committee to request the County delay delivery of the trees until the fall and work with GreenScape on where to plant the trees when available. Director Robach seconded the motion, which passed by a unanimous vote.

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

2022 DIRECTORS ELECTION

The Board considered approving a Certificate of Election, reflecting the election of Brett Telford and Jessica Robach to the Board of Directors of the District for a four-year term.

Ms. Connally reviewed the Sworn Statements and Oaths of Office for Directors Telford and Robach.

After review and discussion, Director Grigar moved that the Board (1) approve the Certificate of Election and the distribution of same to Directors Telford and Robach, and direct that the Certificate be filed appropriately and retained in the District's official records; and (2) approve the Sworn Statements and Oaths of Office, and direct that the documents be filed appropriately and retained in the District's official records, and that the Oath of Office be filed with the Secretary of State as required by law. Director Garcia seconded the motion, and the motion passed by unanimous vote.

REORGANIZE THE BOARD

The Board next considered reorganization of the Board and decided not to reorganize at this time.

DISTRICT REGISTRATION FORM

The Board then considered authorizing filing of an updated District Registration Form with the Texas Commission on Environmental Quality ("TCEQ"), reflecting the new terms of office of the elected directors of the Board. After discussion, Director Johnson made a motion to authorize filing of the updated District Registration Form with the TCEQ and direct that the District Registration Form be filed appropriately and retained in the District's official records. Director Garcia seconded the motion, and the motion passed by unanimous vote.

CONSTABLE'S REPORT

Director Telford reviewed information provided by Flock Safety. Discussion ensued regarding installing license plate readers at entrances to the District.

Director Grigar stated the County recently discussed entering into a contract for a License Plate Reading system. He then reported he will follow up with the County to discuss the possibility of the District entering into a contract with the County to use their system should the County move forward with the contract.

There being no further business to come before the Board, the Board concurred to adjourn the meeting at 12:33 p.m.

Jessica Robach
Secretary, Board of Directors



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