

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

August 8, 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 8th day of August, 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 whether in person or via teleconference were Tim Applewhite of McGrath & Co., PLLC; Deputy Bartee of the Fort Bend County Precinct 1 Constable's Office; Vanessa Rodriguez of Beazer Homes; Kirsten Wilson of LJA Engineering, Inc. ("LJA"); Craig Rathmann of Rathmann & Associates, L.P.; Jorge Diaz of McLennan & Associates, LP; Rick Marriott of Si Environmental, LLC ("Si"); Rhonda Patterson of Assessments of the Southwest ("ASW"); 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").

PUBLIC COMMENTS

The meeting convened at 11:04 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 wishing to make a public comment, the Board concurred to close the public comment section of the agenda.

SECURITY REPORT

The Board then reviewed a security report for the District, a copy of which is attached. Discussion ensued regarding security matters within the District.

The Board reviewed a budget proposal received from Fort Bend County for renewal of the District's patrol agreement for the contract period beginning October 1, 2022 through September 30, 2023. Following review and discussion, Director Garcia moved to approve the budget proposal and authorize ABHR to submit the budget proposal to Fort Bend County for preparation of a renewal contract for patrol beginning

October 1, 2022 through September 30, 2023. Director Robach seconded the motion, which passed unanimously.

TAX RATE

The Board considered the District's 2022 tax rate. Mr. Rathmann reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2022 debt service tax rate of \$0.50 per \$100 of assessed valuation, based on the District's initial 2022 certified value of \$507,208,980, plus \$908,230 representing 10% of the uncertified value under protest. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate. Ms. Connally discussed the two-step process for setting the District's tax rate. Following review and discussion, Director Robach moved to (1) set the public hearing date for September 12, 2022; and (2) authorize ASW to publish notice in the Fort Bend Herald of the District's meeting on September 12, 2022, to set the proposed 2022 total tax rate of \$0.96 per \$100 of assessed valuation, with \$0.50 allocated for debt service and \$0.46 allocated for operations and maintenance. Director Garcia seconded the motion, which passed unanimously.

AUDIT FOR FISCAL YEAR END APRIL 30, 2022

Mr. Applewhite presented the District's audit for the fiscal year ending April 30, 2022. After review and discussion, Director Johnson moved to approve the audit, subject to ABHR review, and direct that the audit be filed appropriately and retained in the District's official records. Director Robach seconded the motion, which passed unanimously.

RENEWAL OF DISTRICT INSURANCE POLICY

Ms. Connally presented and reviewed an insurance renewal proposal from McDonald & Wessendorff Insurance for a renewal premium of \$7,649.00. After review and discussion, Director Telford moved to approve the proposal from McDonald & Wessendorff Insurance and direct that it be filed appropriately and retained in the District's official records. Director Garcia seconded the motion, which passed unanimously.

APPROVE MINUTES

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

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 Grigar moved to approve the

bookkeeper's report and payment of the bills. 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.

Discussion ensued regarding the District's Drought Contingency Plan.

Mr. Marriott requested Board authorization to post a flyer on the District's website warning residents of the havoc flushable wipes cause the District's sewer system.

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 Grigar moved to (1) approve the operator's report; (2) authorize Si to post a flyer on the District's website regarding flushable wipes, as discussed; and (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. 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 and Mr. Donnell addressed the Board regarding the ongoing erosion of Detention Ponds A&C. Following discussion, the Board concurred to set a Workshop to discuss remediation efforts for August 29, 2022, at 12:00 p.m.

Ms. Wilson provided an update on Bond Application No. 10.

Ms. Wilson updated the Board on the Joint Wastewater Treatment Plant improvements.

Ms. Wilson provided an update on the Surplus Funds Application.

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. Discussion ensued regarding installing additional wells at the detention and amenity lakes. Following discussion, the Board requested LMS to provide a proposal to install additional wells for discussion at the next Board meeting.

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. 11874 in the amount of \$532.57 for August Irrigation Report and proposal no. 11875 in the amount of \$1,214.28 for Insecticide Application. Following discussion, Director Garcia moved to (1) approve the landscape maintenance report and (2) approve the proposals as presented. Director Telford seconded the motion, which passed by a unanimous vote.

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

The Board next discussed updates to the District website.

GARBAGE AND RECYCLING MATTERS

The Board next discussed 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 12:28 p.m.

Jessica Popach
Secretary, Board of Directors



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