

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

November 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, on the 14th day of November, 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 Craig Rathmann of Rathmann & Associates, L.P.; Aimee Ordeneaux Raley of Texas Pride Disposal; Sergeant Garcia of the Fort Bend County Precinct 1 Constable’s Office; Andrew Bowman and Kirsten Wilson of LJA Engineering, Inc. (“LJA”); Jorge Diaz of McLennan & Associates, LP; Rick Marriot of Si Environmental, LLC (“Si”); Joel Raymond 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 11:07 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 in attendance and wishing to make a public comment, the Board concurred to close the public comment section of the agenda.

SECURITY REPORT

Sergeant Garcia discussed security matters within the District. The Board then reviewed a security report for the District, a copy of which is attached.

APPROVE MINUTES

The Board considered approving the regular meeting minutes from October 10, 2022, and October 17, 2022 special meeting. Following review and discussion, Director Grigar moved to approve the minutes as presented. Director Garcia 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 Johnson moved to approve the bookkeeper's report and payment of the bills. Director Robach seconded the motion, which passed unanimously.

OPERATOR'S REPORT

Mr. Marriot presented and reviewed the operator's report, a copy of which is attached, and reviewed repair and maintenance items for the month.

Mr. Marriot 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; 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

Mr. Bowman 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.

Mr. Bowman stated two bids were received on October 27, 2022, for the construction of Lift Station No. 1 Backup Generator. He stated LJA is recommending the Board award to the lowest bidder, McDonald Electric ("McDonald") in the amount of \$105,669.00. The Board concurred that, in its judgment, and subject to LJA's recommendation, McDonald 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. Following review and discussion, Director Garcia moved to award the contract for the construction Lift Station No. 1 Backup Generator to McDonald, in the total amount of \$105,669.00, based upon the engineer's recommendation and subject to approval of the payment and performance bonds and review of the certificate(s) of insurance and endorsements, if any, provided by the contractor. Director Telford seconded the motion, which passed by a unanimous vote.

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.

Mr. Steffek then reviewed the following proposals to install a well at Lake D North, Lake E, and G: (1) proposal S-QUO002186 in the amount of \$54,443.50 for a water well without a transmitter; (2) proposal S-QUO001857 in the amount of \$54,443.50 for a water well without a transmitter; and (3) proposal S-QUO002072 in the amount of \$64,663.50 for a water well with transmitter. Following review and discussion, Director Robach moved to approve the proposals as presented. Director Telford seconded the motion, which passed by a unanimous vote.

SERIES 2022 UNLIMITED TAX PARK BONDS (“SERIES 2022 BONDS”)

Mr. Rathmann reviewed with the Board a summary of the bids received and his recommendation of award for the sale of the District’s \$4,000,000 Unlimited Tax Park Bonds, Series 2022 (“Series 2022 Bonds”), noting that seven bids were received. He stated that the low bidder was BOK Financial Securities Inc., at a net effective interest rate of 4.615186%. A copy of the summary and recommendation of award for the sale of the Series 2022 Bonds is attached.

The Board then considered approving the Resolution Authorizing the Issuance of the District’s \$4,000,000 Unlimited Tax Bonds, Series 2022 (the “Resolution”).

The Board then considered approving the Paying Agent/Registrar Agreement with The Bank of New York Mellon Trust Company, N.A.

The Board concurred it was not necessary to approve an Escrow Agreement.

The Board next considered approving the Official Statement for the Series 2022 Bonds.

The Board reviewed a Certificate Regarding Provision of Financial Advice.

The Board next considered authorizing the Board of Directors to sign all the documents relating to the bond sale and to authorize the attorney and financial advisor to take all necessary action to deliver the bonds to the purchaser.

The Board considered approving payment to the Attorney General of Texas for review of the Series 2022 Bond transcript.

The Board considered approving the amendment of the District’s Information Form, filed in the Official Records of Fort Bend County, to reflect the sale of the Series 2022 Bonds.

Ms. Wilson provided an update on the Texas Commission on Environmental Quality's inspection of the District's facilities, noting the facilities were inspected with a previous bond issue.

After review and discussion, Director Garcia moved to (1) award the sale of the Series 2022 Bonds to BOK with a net effective interest rate of 4.615186%; (2) adopt the Resolution Authorizing the Issuance of the District's \$4,000,000 Unlimited Tax Bonds, Series 2022; (3) approve the Official Statement, as discussed; (4) approve and authorize execution of the Paying Agent/Registrar Agreement with The Bank of New York Mellon Trust Company, N.A.; (5) authorize the Board of Directors to sign Series 2022 Bonds and authorize the attorney and financial advisor to take all necessary action to deliver the Series 2022 Bonds to the purchaser; (6) approve payment to the Attorney General of Texas, as discussed; (7) approve the Amendment to Information Form; and (8) direct that the Resolution, Official Statement; Series 2022 Bond documents, and Information Form be filed appropriately and retained in the District's official records. Director Telford seconded the motion, which passed unanimously.

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

The Board discussed scheduling a special workshop on January 13, 2023, at 12:30 to discuss the upcoming park projects.

Mr. Raymond 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. 12079 in the amount of \$18,477.28 for Gap Slough County Tree Donation and Irrigation. The Board next discussed entering into a letter agreement with the Bonbrook Plantation Homeowners Association (the "HOA"), confirming the HOA's intention to maintain the trees and irrigation system. Following discussion, Director Garcia moved to (1) approve the landscape maintenance report (2) approve the proposal, as presented; and (3) approve a Letter Agreement with the HOA subject to finalization by the ABHR. 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 agenda item.

GARBAGE AND RECYCLING MATTERS

The Board discussed garbage and recycling matters.

Ms. Raley presented and reviewed a request for a rate increase of 11.60%, taking the current rate from \$13.70 to \$15.29 as a result of an increased volume of garbage effective January 1, 2023. A copy of the request letter is attached. Following review and discussion, Director Telford moved to approve the increase as requested. Director Garcia seconded the motion, which passed by a 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 Telford moved to approve the tax assessor/collector’s report as presented. Director Garcia seconded the motion, which passed unanimously.

DISCUSS ENGINEERING SERVICES

The Board then began discussion of the qualifications of the engineering firms who presented at the previous special meeting, Odyssey Engineering Group, Costello Inc., and Quiddity Engineering. Following discussion, Director Garcia motioned to (1) authorize termination of the contract with LJA and (2) move forward with engaging Costello Inc. as the District’s engineer at the next Board meeting. Director Telford seconded the motion. The motion passed by a unanimous vote.

There being no further business to come before the Board, the Board concurred to adjourn the meeting at 12:16 p.m.



Jessica Robach
Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Bookkeeper's report.....	2
Operator's report.....	2
Engineer's report.....	2
Bids received for the sale of the Series 2022 Bonds.....	3
Best Trash letter	5
Tax Assessor/Collector's report	5