

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

December 12, 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 12th day of December, 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 Mark McGrath of McGrath; Lieutenant Hansen of the Fort Bend County Precinct 1 Constable's Office; Ron Dechert of Costello, Inc.; Diane Bailey of McLennan & Associates, LP; Rick Marriot of Si Environmental, LLC ("Si"); Sean 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 11:05 a.m. Ms. Connally offered any members of the public attending the meeting 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.

DEVELOPER REIMBURSEMENT REPORT

Ms. Connally updated the Board regarding the Unlimited Tax Park Bonds, Series 2022 ("Series 2022 Bonds"). Mr. McGrath reviewed the developer reimbursement report for the Series 2022 Bonds. After review and discussion, Director Johnson moved to approve the developer reimbursement report for the Series 2022 Bonds. Director Garcia seconded the motion, which passed unanimously.

SECURITY REPORT

Lieutenant Hansen 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 special meeting minutes from November 3, 2022, and the regular meeting minutes November 14, 2022. Following review and discussion, Director Garcia moved to approve the minutes, as presented. Director Grigar seconded the motion, which passed by unanimous vote.

BOOKKEEPING MATTERS

Ms. Bailey 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.

The Board considered authorizing disbursement of the Series 2022 Bond proceeds.

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

After review and discussion, Director Garcia moved to (1) approve the bookkeeper's report and payment of the bills; (2) authorize disbursement of proceeds of the Series 2022 Bonds as set out in the report; and (3) authorize 2 hotel nights and 3 per diems plus reasonable expenses for Directors attending the conference. Director Telford 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 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 Grigar seconded the motion, which passed by unanimous vote.

CHANGE IN DISTRICT ENGINEER

ACCEPT NOVEMBER 17, 2022 RESIGNATION LETTER FROM LJA, ENGINEERING, INC. ("LJA")

Ms. Connally presented and reviewed a resignation letter from LJA dated November 17, 2022. The Board considered accepting the letter and LJA's resignation as District Engineer.

AUTHORIZE EXECUTION OF CONTRACT FOR ENGINEERING SERVICES

Ms. Connally presented and reviewed an Agreement for Engineering Services between the District and Costello. The Board considered entering into the Agreement for Engineering Services, subject to finalization by ABHR and Costello.

EXECUTION OF LETTERS TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY ("TCEQ") AND THE ENVIRONMENTAL PROTECTION AGENCY ("EPA") DESIGNATING THE ENGINEER TO BE THE DISTRICT'S AGENT IN DEALING WITH THE AGENCIES

The Board considered authorizing the execution of letters to the TCEQ and the EPA designating Costello as the District's agent in dealing with the two agencies.

RESOLUTION CHANGING DISTRICT OFFICES AND ESTABLISHING ADDITIONAL OUT-OF-DISTRICT MEETING PLACE

Ms. Connally presented and reviewed a Resolution Changing District Offices and Establishing Additional Out-of-District Meeting Place (the "Resolution") for the purpose of updating the location used for receiving bids on certain public works projects, administering construction contracts for such projects, receiving correspondence related to such contracts, and for the storage of the plans and specifications of such projects to be Costello's office located at 2107 CityWest Blvd., 3rd Floor, Houston, TX 77042. Ms. Connally stated the Resolution also establishes Costello's office located at 2107 CityWest Blvd., 3rd Floor, Houston, TX 77042, as an additional out-of-District meeting place. She noted that ABHR will publish notice of the new meeting place and file a copy of the Resolution with the TCEQ.

EXECUTION OF DISTRICT REGISTRATION FORM

The Board considered authorizing the preparation and filing of an updated District Registration Form, revised to reflect Costello as the District engineer.

UPDATE OF EMERGENCY PREPAREDNESS PLAN

The Board considered authorizing the preparation and filing of an updated Emergency Preparedness Plan, revised to reflect Costello as the District engineer.

UPDATE OF CRITICAL LOAD SPREADSHEET

The Board considered authorizing the preparation and filing of an updated Critical Load Spreadsheet, revised to reflect Costello as the District engineer.

Following review and discussion, Director Grigar moved to: (1) accept the November 17, 2022 resignation letter from LJA; (2) authorize execution of the Agreement for Engineering Services between the District and Costello, subject to finalization; (3) authorize execution of letters to the TCEQ and the EPA designating Costello as the District's agent in dealing with the two agencies and direct that such documents be filed appropriately and retained in the District's official records; (4) adopt the Resolution, as presented, and direct that it be filed appropriately and retained in the District's official records; (5) authorize the preparation and filing of an updated District Registration Form with the TCEQ; (6) authorize the preparation and filing of an updated Emergency Preparedness Plan; and (7) authorize the preparation and filing of an updated Critical Load Spreadsheet. Director Robach seconded the motion, which passed by a unanimous vote.

ENGINEER'S REPORT

Mr. Dechert updated the Board on the status of ongoing engineering projects in the District.

UPDATE ON DETENTION/AMENITY LAKES MAINTENANCE

Ms. Connally 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

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. 12240 in the amount of \$453.58 to December irrigation repairs. Following discussion, Director Telford moved to (1) approve the landscape maintenance report; and (2) approve the proposal, as presented. Director Robach seconded the motion, which passed by a unanimous vote.

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

Discussion ensued regarding the District's communication system.

GARBAGE AND RECYCLING MATTERS

There was no discussion on this agenda item.

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

EMINENT DOMAIN REPORT TO TEXAS COMPTROLLER

Ms. Connally reported ABHR will file the District's Eminent Domain Authority Annual Report with the Comptroller of the State of Texas pursuant to Senate Bill 1812.

There being no further business to come before the Board, the Board concurred to adjourn the meeting at 11:46 a.m.



Jessica Robach
Secretary, Board of Directors

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