

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

August 14, 2023

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 August, 2023, 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; Deputy Garcia of the Fort Bend County Constables Office; Ron Dechert of Costello, Inc.; Jorge Diaz of McLennan & Associates, LP; Rick Marriot of Si Environmental, LLC ("Si"); Sean Donnell and Justin 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 wishing to make a public comment, the Board concurred to close the public comment section of the agenda.

AUDIT FOR FISCAL YEAR END APRIL 30, 2023

Mr. McGrath presented the District's audit for the fiscal year ending April 30, 2023. 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 Garcia seconded the motion, which passed unanimously.

LEGISLATIVE REPORT

The Board concurred to defer discussion on this agenda item.

SECURITY REPORT

Deputy Garcia updated the Board regarding security matters within the District. The Board then reviewed a security report for the District, a copy of which is attached. Discussion ensued regarding ongoing issues with weekend security coverage. The Board next reviewed a budget proposal from the Fort Bend County Constables Office in the annual amount of \$249,090. Following review and discussion, Director Garica moved to approve the proposal as presented. Director Robach seconded the motion, which passed by a unanimous vote.

APPROVE MINUTES

The Board considered approving the regular meeting minutes from the July 10, 2023, regular meeting. Following review and discussion, Director Grigar moved to approve the minutes, as presented. Director Telford seconded the motion, which passed by unanimous vote.

TAX RATE

The Board considered the District's 2023 tax rate. Mr. Rathmann reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2023 debt service tax rate of \$0.36 per \$100 of assessed valuation, based on the District's initial 2023 certified value of \$558,633,414, plus \$1,598,736 representing 1.96% 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 Johnson moved to (1) set the public hearing date for September 11, 2023; and (2) authorize ASW to publish notice in the Fort Bend Herald of the District's meeting on September 11, 2023, to set the proposed 2023 total tax rate of \$0.89 per \$100 of assessed valuation, with \$0.36 allocated for debt service and \$0.53 allocated for operations and maintenance. Director Robach seconded the motion, which passed unanimously.

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. He then presented and reviewed an amended budget for the fiscal year ending April 30, 2024. After review and discussion, Director Johnson moved to (1) approve the bookkeeper's report and payment of the bills; and (2) approve the amended budget for the fiscal year ending April 30, 2024. Director Grigar 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 Garcia 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 Robach seconded the motion, which passed by unanimous vote.

ENGINEER'S REPORT

Mr. Dechert 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.

Mr. Dechert updated the Board regarding the Lift Station No. 1 Backup Generator.

Mr. Dechert updated the Board regarding the Detention Pond Erosion 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 requested Board approval of the following proposals: (1) proposal no. 12857 for the August Irrigation Report in the amount of \$3,923.88; and (2) proposal no. 12807 for

Chinch Bug Treatment in the amount of \$2,571.42. Mr. Donnell then requested the Board authorize GreenScape to mark all irrigation heads for the Detention Pond Erosion Project at the request of Rally Construction in an amount not to exceed \$1,200.

Mr. Morales updated the Board regarding the status of construction for the Bonbrook Plantation Recreation Center.

Mr. Donnell updated the Board regarding the status of construction for Bonbrook Motion Park Enhancements.

Mr. Donnell updated the Board regarding the status of construction for Bonbrook Lake B Trails. He reviewed and recommended approval of Change Order No. 1 to the contract with D.L. Meacham to increase the contract in the amount of \$2,750.00. The Board determined that Change Order No. 1 is beneficial to the District.

Following review and discussion, Director Garcia moved to (1) approve of the following proposals: (i) proposal no. 12857 for the August irrigation Report in the amount of \$3,923.88; and (ii) proposal no. 12807 for Chinch Bug Treatment in the amount of \$2,571.42; (2) authorize GreenScape to mark all irrigation heads for the Detention Pond Erosion Project at the request of Rally Construction in an amount not to exceed \$1200; and (3) approve Change Order No. 1 in the amount of \$2,750.00 as an increase to the contract for the construction for Bonbrook Lake B Trails to the contract with D.L. Meacham, based upon the Board's finding that the Change Order is beneficial to the District and the landscape architects' recommendation. Director Robach seconded the motion, which passed by unanimous vote.

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

Discussion ensued regarding updates to the District website.

GARBAGE AND RECYCLING MATTERS

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

ADOPT RESOLUTION VOTING FOR WATER DISTRICT NOMINEE FOR THE ELECTION OF THE BOARD OF DIRECTORS OF THE FORT BEND CENTRAL APPRAISAL DISTRICT

The Board reviewed a Resolution Voting for Director in the Board of Directors Election for Fort Bend Central Appraisal District. After review and discussion, Director Johnson moved to (1) cast the District's nine votes in favor of Michael D. Rozell; (2) adopt the Resolution Voting for Director in the Board of Directors Election for Fort Bend Central Appraisal District; and (3) direct that the Resolution be filed appropriately and retained in the District's official records. Director Grigar seconded the motion, which carried unanimously.

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



Jessica Hoback
Secretary, Board of Directors

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