

MINUTES  
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

September 11, 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 11th day of September, 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 Deputy Garcia of the Fort Bend County Constables Office; Ron Dechert and John Lacey of Costello, Inc.; Jorge Diaz of McLennan & Associates, LP; Rick Marriot of Si Environmental, LLC ("Si"); Sean Donnell and Rachel Goldsmith 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 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.

#### 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. He reported that installation of the additional water wells for Lakes E, F, and G has begun and should be completed within three weeks.

#### LEGISLATIVE REPORT

Ms. Connally reviewed a report prepared by ABHR regarding legislative matters pertaining to the 88th Regular Session of the Texas Legislature.

#### 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.

## APPROVE MINUTES

The Board considered approving the regular meeting minutes from the August 14, 2023, regular meeting. Following review and discussion, Director Johnson moved to approve the minutes, as presented. Director Grigar 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 Garcia moved to approve the bookkeeper's report and payment of the bills. 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 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. 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.

Mr. Lacey presented and reviewed the draft capital improvement plan, a copy of which is attached to the engineer's report.

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.

Ms. Goldsmith updated the Board regarding the status of construction for the Bonbrook Plantation Recreation Center.

Ms. Goldsmith updated the Board regarding the status of construction for Bonbrook Motion Park Enhancements.

Ms. Goldsmith updated the Board regarding the status of construction for Bonbrook Lake B Trails.

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

CONDUCT PUBLIC HEARING REGARDING DISTRICT'S TAX RATE, ADOPT ORDER LEVYING TAXES, AND AUTHORIZE EXECUTION OF AMENDMENT TO INFORMATION FORM

Ms. Connally stated that notice was published of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2023 total tax rate of \$0.89.

Ms. Connally opened the public hearing. There being no comments from the public, Ms. Connally closed the public hearing.

Ms. Connally presented an Order Levying Taxes reflecting the proposed 2023 tax rate. She then presented an Amendment to Information Form reflecting the tax rate and

stated that the Amendment will be filed with the Texas Commission on Environmental Quality and recorded in the Official Public Records of Fort Bend County.

After review and discussion, Director Garcia moved to: (1) adopt the Order Levying Taxes ("the Order") reflecting a total 2023 tax rate of \$0.89 per \$100 of assessed valuation, comprised of \$0.36 to pay debt service on water, sewer, and drainage bonds, and \$0.53 for operations and maintenance; (2) authorize execution of the Amendment to Information Form ("the Amendment"); and (3) direct that the Order and Amendment be filed appropriately and retained in the District's official records. Director Robach seconded the motion, which passed unanimously.

There being no further business to come before the Board, the Board concurred to adjourn the meeting at 12:20 p.m.



*[Handwritten Signature]*  
Asst. Secretary Board of Directors

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