

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

January 8, 2024

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 January, 2024, 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:

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| 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 Ron Dechert of Costello, Inc.; Jorge Diaz of McLennan & Associates, LP; Rick Marriot of Si Environmental, LLC (“Si”); Jefferey Lipke and Rachel Goldsmith of GreenScape Associates (“GreenScape”); Nick Steffek, Albert Ramirez, and Chris Munoz 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 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.

2024 DIRECTORS ELECTION

Ms. Connally discussed procedures related to the 2024 Directors Election. She reviewed a Resolution Designating an Agent of the Secretary of the Board of Directors During the 2024 Directors Election Period.

Ms. Connally requested Board authorization to post the Notice of Deadline to File Application for Place on the Ballot as appropriate.

Ms. Connally then requested the Board approve the contract with Fort Bend County (the “County”) for election services for the May 4, 2024, Directors Election.

Ms. Connally further discussed procedures related to the 2024 Directors Election. She reviewed an Order Calling Directors Election.

Ms. Connally discussed that Notice of Election may be required to be posted or published and provided to the County Clerk and Voter Registrar of Fort Bend County.

Ms. Connally then reviewed a Resolution Adopting Voting System.

After review and discussion, Director Garcia moved to (1) adopt a Resolution Designating an Agent of the Secretary of the Board during the 2024 Director's Election period appointing Holly Huston as the agent of the Secretary of the Board of Directors to perform the duties of the District's Directors Election, authorize the agent to post the related notice as required, and direct that the Resolution be filed appropriately and retained in the District's official records; (2) authorize the Secretary's agent to post the Notice of Deadline to File Applications for Place on the Ballot for the 2024 Directors Election as required; (3) approve the contract with the County for election services for the May 4, 2024 Directors Election; (4) adopt the Order Calling Directors Election and direct that the Order be filed appropriately and retained in the District's official records; (5) authorize the Secretary's agent to post or publish and provide to the County Clerk and Voter Registrar the Notice of Election, if required; and (6) approve the Resolution Adopting Voting System, if necessary. Director Robach seconded the motion, which passed unanimously.

SECURITY REPORT

The Board reviewed a security report. A copy of which is attached. Discussion ensued regarding security matters.

APPROVE MINUTES

The Board considered approving the regular meeting minutes from the December 11, 2023, regular meeting. 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.

Ms. Connally explained that the annual disclosure statements required by the Public Funds Investment Act disclose relationships between the District's Investment Officer and bookkeeper with entities or individuals who are offering, have offered, or may offer to engage in an investment transaction with the District. She also explained that the statements would be filed in the District's permanent records and with the Texas Ethics Commission.

After review and discussion, Director Johnson moved to (1) approve the bookkeeper's report and payment of the bills; and (2) accept the disclosure statements from the District's bookkeeper and Investment Officer. 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 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 Johnson 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.

The Board next discussed the Benton Road Commercial Site.

Mr. Dechert updated the Board regarding the Detention Pond Erosion Project.

Discussion ensued regarding the Capital Improvement Plan.

UPDATE ON DETENTION/ AMENITY LAKES MAINTENANCE

Mr. Ramirez updated the Board on detention and amenity lake maintenance including well repairs, fountain repairs, and vegetation and algae treatments. He then presented and reviewed a proposal for shoresox erosion repair in the amount of \$6,412.76. Following review and discussion, Director Garica moved to approve the proposal as presented. Director Telford seconded the motion, which passed by a unanimous vote.

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. Lipke 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. 13342 in the amount of \$6,900.13 to install benches along Lake C. Following review and discussion, Director Garcia moved to approve the proposal as presented. Director Grigar seconded the motion, which passed by a unanimous vote.

Ms. Goldsmith presented and reviewed a park improvements report, a copy of which is attached.

Ms. Goldsmith updated the Board regarding the status of construction for the Bonbrook Plantation Recreation Center. She then reviewed and recommended approval of Pay Application No. 3 in the amount of \$55,614.23 payable to Advanced Construction and Development, LLC ("ACD").

Ms. Goldsmith updated the Board regarding the status of construction for Bonbrook Motion Park Enhancements. She reviewed and recommended approval of Pay Application No. 3 in the amount of \$36,291.41 payable to D. L. Meacham L.P ("DLM").

Ms. Goldsmith updated the Board regarding the status of construction for Bonbrook Lake B Trails. She reviewed and recommended approval of Pay Estimate No. 4 in the amount of \$5,548.50 payable to DLM. Ms. Goldsmith then reviewed and recommended approval of Change Order No. 4 to the contract as an increase the contract in the amount of \$11,693.00. The Board determined that Change Order No. 4 is beneficial to the District. She then presented and reviewed a construction proposal no. 1 in the amount of \$2,178.00 to repair 7 cracked panels just past the pipeline.

Ms. Goldsmith updated the Board regarding the status of construction for Bonbrook Lake C Trails. She reviewed and recommended approval of Pay Application No. 1 in the amount of \$83,263.07 payable to DLM. Ms. Goldsmith then reviewed and recommended the following change orders to the contract: (1) Change Order No. 2 as an increase to the contract in the amount of \$4,276.50; and (2) Change Order No. 3 as an increase to the contract in the amount of \$7,618.50. The Board determined that the Change Orders are beneficial to the District.

The Board requested GreenScape provide a proposal for park signs at the next meeting.

Discussion ensued regarding providing GreenScape authorization to remove dead trees in the District in an amount not to exceed \$4,000.

Following review and discussion, Director Garcia moved to: (1) approve the park improvement report; (2) approval of Pay Application No. 3 in the amount of \$55,614.23 payable to ACD for the construction of Bonbrook Plantation Recreation Center; (3) approve Pay Application No. 3 in the amount of \$36,291.41 payable to DLM for the construction for Bonbrook Motion Park Enhancements; (4) approve Pay Application No. 4 in the amount of \$5,548.50 payable to DLM for the construction of Bonbrook Lake B Trails; (5) approve Change Order No. 4 to the contract with DLM for the construction of Bonbrook Lake B Trails that will increase the contract in the amount of \$11,693.00 based upon the Board's finding that the Change Order is beneficial to the District and the landscape architects' recommendation; (6) approve construction proposal no. 1 in the amount of \$2,178.00 to repair 7 cracked panels just past the pipeline; (7) approve Pay Application No. 1 in the amount of \$83,263.07 payable to DLM construction for Bonbrook Lake C Trails; (8) approve the following change orders based upon the landscape architects recommendation to the contract with DLM for construction for Bonbrook Lake C Trails: (i) Change Order No. 2 as an increase to the contract in the amount of \$4,276.50; and (ii) Change Order No. 3 as an increase to the contract in the amount of \$7,618.50; and (9) authorize GreenScape to remove dead trees in the District in an amount not to exceed \$4,000. Director Grigar seconded the motion, which passed by a 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

There was no discussion on this agenda item.

ANNUAL REPORT REGARDING POST-ISSUANCE COMPLIANCE POLICY

Ms. Connally reported on the District's post-issuance compliance activities during the prior calendar year related to bond financings. She stated that no action is required at this time.

There being no further business to come before the Board, the Board concurred to adjourn the meeting at 12:03 p.m.




Secretary, Board of Directors

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