

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

February 12, 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 12th day of February, 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:

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 David Beyer of Storm Water Solutions, LLC; Sergeant Garcia, Deputy Tariq, and Constable Beard of the Fort Bend County Constable's Office; Ron Dechert of Costello, Inc.; Jorge Diaz of McLennan & Associates, LP; Rick Marriott of Si Environmental, LLC ("Si"); Jefferey Lipke and Rachel Goldsmith, Justin Morales, Jefferey Lipke, and Kelly Carlson of GreenScape Associates ("GreenScape"); Albert Ramirez 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.

SECURITY REPORT

Deputy Garcia addressed the Board regarding security matters within the District. Discussion ensued regarding filling the vacant evening security position.

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 January 8, 2024, regular meeting. Following review and discussion, Director Garcia moved to

approve the minutes. Director Johnson 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.

The Board then discussed the Association of Water Board Directors ("AWBD") winter conference, reimbursement of eligible expenses for directors who attended the winter conference, and authorizing attendance at the summer conference.

After review and discussion, Director Grigar moved to (1) approve the bookkeeper's report and payment of the bills; (2) approve reimbursement of eligible expenses for the AWBD winter conference; and (3) authorize all interested directors to attend the AWBD summer conference. Director Johnson seconded the motion, which passed by unanimous vote.

OPERATOR'S REPORT

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

Mr. Marriott 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.

Discussion ensued regarding repainting fire hydrants within the District.

Following review and discussion, Director Robach moved to (1) approve the operator's report; (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; and (3) request Si to present a proposal for repainting fire hydrants within the District at the March meeting. 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. He reviewed and recommended approval of Pay Estimate No. 2 in the amount of \$100,440.00, payable to Rally Construction ("Rally").

Discussion ensued regarding the Capital Improvement Plan.

Following review and discussion, Director Garcia moved to (1) approve the engineer's report; and (2) approve Pay Estimate No. 2 in the amount of \$100,440.00, payable to Rally for the Detention Pond Erosion Project. Director Robach seconded the motion, which passed by a unanimous vote.

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.

PHASE II SMALL MS4 GENERAL PERMIT AND STORM WATER MANAGEMENT PLAN, INCLUDING PUBLIC COMMENT

Mr. Beyer updated the Board on the District's Stormwater Management Program ("SWMP"). He distributed and reviewed the year 5 annual report for the SWMP and a summary of the year 1 training and goals under the SWMP, copies of which are attached. He presented a website update regarding stormwater runoff and prevention of stormwater pollution, a copy of which is also attached. Mr. Klump began his training session with the Board and other consultants. The topic of the year 5 training was stormwater pollution prevention, the minimum control measures, and bacteria-specific elements. Mr. Klump then continued with the training, thoroughly explaining the sources of bacteria and outlining the program elements of the SWMP that deal with these sources. Following discussion, Director Garcia moved to authorize submittal of the year 5 annual report. Director Grigar seconded the motion, which passed by a unanimous vote.

UPDATE ON LANDSCAPE MAINTENANCE AND IRRIGATION FROM GREENSCAPE ASSOCIATES

Mr. Morales 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. 13438 in the amount of \$1,959.86 for the February Irrigation Report. Following review and discussion, Director Telford moved to approve the proposal as presented. Director Robach 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. 4 in the amount of \$164,345.05 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. 4 in the amount of \$22,002.24, 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. 5 in the amount of \$32,323.86, payable to DLM. Ms. Goldsmith 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 easement.

Ms. Goldsmith updated the Board regarding the status of construction for Bonbrook Lake C Trails. She reviewed and recommended approval of Pay Application No. 2 in the amount of \$37,944.80, payable to DLM.

The Board requested GreenScape to prepare a preliminary summary of cost for the Bonbrook Lake A Trail and present at the upcoming meeting.

Following review and discussion, Director Robach moved to: (1) approve the park improvement report; (2) approve of Pay Application No. 4 in the amount of \$164,345.05, payable to ACD for the construction of Bonbrook Plantation Recreation Center; (3) approve Pay Application No. 4 in the amount of \$22,002.24, payable to DLM for the construction for Bonbrook Motion Park Enhancements; (4) approve Pay Application No. 5 in the amount of \$32,323.86, payable to DLM for the construction of Bonbrook Lake B Trails; (5) approve construction proposal no. 1 in the amount of \$2,178.00 to repair 7 cracked panels just past the pipeline easement; (6) approve Pay Application No. in the amount of \$37,944.80, payable to DLM for the construction for Bonbrook Lake C Trails; and (7) authorize GreenScape to prepare a preliminary summary of cost for the Bonbrook Lake A Trail and present at the upcoming meeting. Director Johnson 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

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 Robach seconded the motion, which passed unanimously.

TAX EXEMPTIONS

The Board next discussed the District's tax rate exemptions and considered adopting a Resolution Concerning Exemption from Taxation ("Resolution"). After review and discussion, Director Robach moved to adopt the Resolution exempting from ad valorem taxation by the District \$10,000 of the appraised value of residence homesteads of individuals who are disabled or 65 years of age or older and rejecting the general homestead exemption. Director Grigar seconded the motion, which carried unanimously.

ARBITRAGE REBATE REPORT FOR THE SERIES 2018 REFUNDING BONDS

The Board reviewed a report from OmniCap, LLC, concluding that there were no excess earnings in the District's Series 2018 Refunding Bonds and that no rebate for cumulative yield restriction liability is due to the Internal Revenue Service at the computation date for the Series 2018 Refunding Bonds.

There being no further business to come before the Board, the Board concurred to adjourn the meeting at 12:01 p.m.




Secretary, Board of Directors

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