

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

March 11, 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 11th day of March, 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 Aimee Ordeneaux of Texas Pride Disposal; Deputy Tariq of the Fort Bend County Constable's Office; Ron Dechert of Costello, Inc.; Jorge Diaz and Veronica Hernandez of McLennan & Associates, LP; Rick Marriott of Si Environmental, LLC ("Si"); Rachel Goldsmith, Justin Morales, Jeffery 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 11:06 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 Tariq addressed the Board regarding security matters within the District.

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 February 12, 2024, regular meeting. Following review and discussion, Director Telford moved to approve the minutes. Director Garcia 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.

Mr. Diaz presented and reviewed a draft budget for the fiscal year ending April 30, 2025, a copy of which is attached to the bookkeeper's report.

After review and discussion, Director Garcia moved to (1) approve the bookkeeper's report and payment of the bills; and (2) defer approval of the budget for the fiscal year ending April 30, 2025. Director Robach seconded the motion, which passed unanimously.

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.

Mr. Marriott next discussed the Lead and Copper report conducted by Berg-Oliver.

Following review and discussion, Director Johnson 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 Telford seconded the motion, which passed by unanimous vote.

ORDER ADOPTING AMENDED AND RESTATED DROUGHT CONTINGENCY PLAN

Ms. Connally stated that the Texas Commission on Environmental Quality ("TCEQ") rules require that the District review and adopt an Amended and Restated Drought Contingency Plan in 2024, prior to May 1st. She noted the District is required to adopt a Drought Contingency Plan based on the City of Rosenberg's Drought Contingency Plan. She recommended the District adopt the City of Rosenberg's Drought Contingency Plan. After review and discussion, Director Robach moved to adopt an Order Adopting Amended and Restated Drought Contingency Plan, reflecting the adoption of the City of Rosenberg's Drought Contingency Plan, and direct that the Order be filed appropriately and retained in the District's official records. Director Garcia seconded the motion, which passed by unanimous vote.

CRITICAL LOAD SPREADSHEET FOR DISTRICT'S FACILITIES

The Board reviewed a list of District facilities so that any updated information can be provided to the proper governmental authorities to include in the critical load registry. The engineer, operator, and bookkeeper confirmed that the information on the Critical Load List is correct. Following discussion, Director Garcia moved to approve the annual review of the critical load spreadsheet and direct that the spreadsheet be filed appropriately and retained in the District's official records. Director Grigar seconded the motion, which passed by a unanimous vote.

REVIEW EMERGENCY PREPAREDNESS PLAN

The Board then conducted a review of the Emergency Preparedness Plan. Following discussion, the Board concurred that no changes were necessary.

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 an annual maintenance budget in the amount of \$54,600. Following review and discussion, Director Robach moved to approve the annual maintenance budget, as presented. Director Grigar 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.

RESOLUTION AUTHORIZING APPLICATION TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY ("TCEQ") FOR USE OF SURPLUS FUNDS

There was no discussion on this agenda item.

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. 13559 in the amount of \$8,964.27 for the District Trail and Pond Warning Signage. Mr. Morales then presented and reviewed the annual budget proposal in the amount of \$192,665.45, noting the final budget will be presented at the April meeting. Discussion ensued. Following review and discussion, Director Garcia moved to approve the proposal and installation subject to final approval by Directors Robach and Johnson. 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 the following change orders to the contract with Advanced Construction and Development, LLC ("ACD"): (1) Change Order No. 2 to increase the contract in the amount of \$8,963.75; and (2) Change Order No. 3 to increase the contract in the amount of \$8,566.50. The Board determined that the change orders were beneficial to the District.

Ms. Goldsmith updated the Board regarding the status of construction for Bonbrook Motion Park Enhancements. She reviewed and recommended approval of Pay Application No. 5 in the amount of \$140,250.24, 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. 6 and final in the amount of \$25,729.48, payable to DLM and final acceptance of the contract.

Ms. Goldsmith updated the Board regarding the status of construction for Bonbrook Lake C Trails. She reviewed and recommended approval of Pay Application No. 3 in the amount of \$24,907.92, payable to DLM.

Ms. Goldsmith presented and reviewed a summary of cost for the Bonbrook Lake A Trail in the amount of approximately \$218,000.

Following review and discussion and per the landscape architect's recommendation, Director Garcia moved to: (1) approve the park improvement report; (2) approve the following change orders to the contract with ACD for the construction of the Bonbrook Plantation Recreation Center: (i) Change Order No. 2 to increase the contract in the amount of \$8,963.75; and (ii) Change Order No. 3 to increase the contract in the amount of \$8,566.50; (3) approve Pay Application No. 5 in the amount of \$140,250.24, payable to DLM for the construction of Bonbrook Lake B Trails; (4) approve

Pay Application No. 6 and final in the amount of \$25,729.48, payable to DLM for the construction of Bonbrook Lake B Trails, and final acceptance of the contract; (5) approve Pay Application No. 3 in the amount of \$24,907.92, payable to DLM for the construction for Bonbrook Lake C Trails; and (6) authorize Greenscape to prepare plans and specifications for the Bonbrook Lake A Trail. 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

Ms. Ordeneaux presented and reviewed an Amendment to a Residential Solid Waste Contract which adds a fuel surcharge to the District's current contract. Following review and discussion, Director Telford moved to approve the amendment, as presented. Director Garcia seconded the motion, which passed by a unanimous vote.

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.

2024 DIRECTORS ELECTION

Ms. Connally discussed procedures related to the 2024 Directors Election. She presented a Certificate Declaring Unopposed Status of Candidates for Election to the Board of Directors executed by the Board Secretary stating that the District received three candidate applications for the three director positions for the May 4, 2024, Directors Election.

Ms. Connally presented an Order Cancelling Election and Declaring Unopposed Candidates Elected to Office ("Order Cancelling") stating that the May 7, 2024, Directors Election is cancelled and that the unopposed candidates Donna Johnson, Christina Garcia, and Dwayne Grigar are declared elected to office to serve from the May 4, 2024, election until the May 6, 2028, Directors Election. She reviewed the posting requirements for the Order Cancelling.

Ms. Connally discussed that the Board had approved entering into a contract with Fort Bend County (the "County") to administer the District's 2024 Directors Election.

Following review and discussion, Director Robach moved to (1) accept the Certificate Declaring Unopposed Status of Candidates for Election to the Board of Directors and direct that the Certificate be filed appropriately and retained in the

District's official records; (2) adopt the Order Cancelling, authorize the Secretary's agent to post the Order Cancelling, as required, and direct that the Order Cancelling be filed appropriately and retained in the District's official records; and (3) cancel the contract with the County for election services for the May 4, 2024 Directors Election. Director Johnson seconded the motion, which passed unanimously.

There being no further business to come before the Board, the Board concurred to adjourn the meeting at 12:21 p.m.



Jessica Robach
Secretary, Board of Directors

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