

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

April 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 April, 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, except Director Grigar, thus constituting a quorum.

Also present for all or part of the meeting were Deputy Tariq of the Fort Bend County Constable's Office; Chad Hablinski of Costello, Inc.; 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 11:03 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.

AUTHORIZE AUDITOR TO CONDUCT AUDIT FOR FISCAL YEAR ENDING APRIL 30, 2024

Mr. McGrath requested authorization to conduct the District's audit for the fiscal year ending April 30, 2024, and noted the estimated fee is \$15,500. Following review and discussion, Director Garcia moved to authorize McGrath to conduct the District's audit for the fiscal year ending April 30, 2024. Director Robach seconded the motion, which passed unanimously.

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 March 11, 2024, regular meeting. Following review and discussion, Director Johnson moved to approve the minutes. Director Telford seconded the motion, which passed by unanimous vote.

BOOKKEEPING MATTERS

Ms. Hernandez 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. Hernandez 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 Telford moved to (1) approve the bookkeeper's report and payment of the bills; and (2) adopt the budget for the fiscal year ending April 30, 2025. Director Garcia 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.

The Board next discussed the water distribution repairs at 8702 Rocky Knoll Lane. Mr. Marriot noted the residents have continued to drive over the repairs, causing the District to go back and resod the area.

Mr. Marriot presented and reviewed the following options repairs for the Lift Station No 1: (1) Option 1 in the amount of \$34,440.20 to repair pump and volute; (2) Option 2 in the amount of \$50,612.65 to repair pump and replace volute; and (3) Option 3 in the amount of \$80,692.05 for a New 35 HP Flygt Pump.

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.

Following review and discussion, Director Johnson moved to (1) approve the operator's report; (2) authorize ABHR to submit a letter on behalf of the District to the residents at 8702 Rocky Knoll lane notifying them that if they continue to damage District

property they will be liable for the repairs; (3) approve Option 2 to repair pump and replace volute at Lift Station No. 1 in the amount of \$50,612.65; and (4) 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.

CONDUCT ANNUAL REVIEW AND RECEIVE REPORT FROM OPERATOR ON IDENTITY THEFT PREVENTION PROGRAM AND ADOPT IDENTITY THEFT PREVENTION PROGRAM AMENDMENT

Mr. Marriott presented the Annual Identity Theft Prevention Program Report, a copy of which is attached to the operator's report, and informed that the District is in compliance with the Identity Theft Prevention Program. He stated that no changes are recommended.

ENGINEER'S REPORT

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

The Board next discussed the Benton Road Commercial Site.

Mr. Hablinski 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.

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. Morales reviewed a landscape maintenance report, a copy of which is attached, and discussed the status of work previously approved by the Board. He presented and reviewed proposal no. 13638 in the amount of \$9,347.63 for Spring

Replacements at Lakes E, F, and G. Mr. Morales then presented and reviewed an updated landscape budget in the amount of \$182,147.81. Following review and discussion, Director Garcia moved to (1) approve the proposal as presented; and (2) adopt the annual budget in the amount of \$182,147.81. 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 Pay Applications payable to Advanced Construction and Development, LLC ("ACD"): (1) Pay Application No. 5 in the amount of \$71,047.80; and (2) Pay Application No. 6 in the amount of \$100,947.78. Ms. Goldsmith requested Board approval of a Change Order to install irrigation in an amount not to exceed \$2,500. The Board concurred the change order was beneficial to the District. Ms. Goldsmith noted the finalized change order will be presented at the May Board meeting.

Ms. Goldsmith updated the Board regarding the status of construction for Bonbrook Motion Park Enhancements. She reviewed and recommended approval of Pay Application No. 6 in the amount of \$128,531.16, payable to D. L. Meacham L.P ("DLM").

Ms. Goldsmith updated the Board regarding the status of construction for Bonbrook Lake C Trails. She reviewed and recommended approval of Pay Application No. 4 in the amount of \$38,062.21, payable to DLM.

Ms. Goldsmith requested Board approval of the plans and specifications and authorize advertisement for bid 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 Pay Applications payable to ACD for the construction for the Bonbrook Plantation Recreation Center: (i) Pay Application No. 5 in the amount of \$71,047.80; and (ii) Pay Application No. 6 in the amount of \$100,947.78; (3) approve the Change Order to the contract with ACD for construction for the Bonbrook Plantation Recreation Center in an amount not to exceed \$2,500; (4) approve Pay Application No. 6 in the amount of \$128,531.16, payable to DLM for the construction of Bonbrook Lake B Trails; (5) approve Pay Application No. 4 in the amount of \$38,062.21, payable to DLM for the construction for Bonbrook Lake C Trails; and (6) approve the plans and specifications and authorize advertisement for bid 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

Discussion ensued regarding Garbage and Recycling Matters. The Board then reviewed the Annual Price Adjustment Notification provided by Texas Pride Disposal to increase the rate from \$15.74 to \$16.21.

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

There being no further business to come before the Board, the Board concurred to adjourn the meeting at 12:09 p.m.



Jessica Robach
Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Security Report.....	2
Operator's report.....	2
Engineer's report.....	3
GreenScape Report	3
Park Improvements Report	4
Tax Assessor/Collector's report	5