

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

June 10, 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 10th day of June, 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 Deputy Tariq and Lieutenant Hansen of the Fort Bend County Constable's Office; Dominic Cashiola of Classic Messaging, LLC; Randy and Sharon Erickson, and Roxanne Jenkins, residents of the District; Ron Dechert and Madison Barrington of Costello, Inc.; Veronica Hernandez of McLennan & Associates, LP; Rick Marriott of Si Environmental, LLC ("Si"); Jim Scheffer, Rachel Goldsmith and Justin Morales 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.

Ms. Jenkins addressed the Board regarding the Bonbrook Motion Park.

Mr. Erickson addressed the Board regarding the Homeowners Association Board and related agreements with the District.

There being no further members of the public wishing to make a public comment, the Board concurred to close the public comment section of the agenda.

SECURITY REPORT

Sergeant Garcia addressed the Board regarding security matters within the District. Discussion ensued.

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

The Board next reviewed a Flock Safety Security proposal to install and maintain 8 Flock Safety Falcon cameras in the initial amount of \$53,200, with an annual amount of \$24,000 subsequently. Following discussion, the Board concurred to take action on the proposal at the July meeting, subsequent ABHR's approval of the terms and conditions provided wherein.

APPROVE MINUTES

The Board considered approving the minutes from the May 11, 2024, special meeting and the May 13, 2024, regular meeting. Following review and discussion, Director Grigar moved to approve the minutes. Director Robach 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. After review and discussion, Director Grigar moved to approve the bookkeeper's report and payment of the bills, including the additional check as presented. Director Telford 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.

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 Robach 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. 3 and Final in the amount of \$66,683.29 payable to Rally Construction ("Rally") and final acceptance of the contract. Mr. Dechert next requested approval of a Final Quantity Adjustment in the amount of \$37,580.00.

Mr. Dechert updated the Board regarding the Capital Improvement Plan.

Ms. Barrington presented and reviewed a proposal for the Lift Station No. 1 rehabilitation project in the estimated amount of \$97,000. The Board concurred to defer action on this item.

Following review and discussion, Director Grigar moved to (1) approve the engineer's report; and (2) approve Pay Estimate No. 3 and Final in the amount of \$66,683.29 payable to Rally for the Detention Pond Erosion Project; and (3) approve the Final Quantity Adjustment from Rally to decrease the total contract in the amount of \$37,580.00. Director Garcia seconded the motion, which carried unanimously.

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. 113855 in the amount of \$8,687 for Lake C Drainage Installation and proposal no. 13863 in the amount of \$1,323.57 for Tree Removal. Following review and discussion, Director Garcia moved to approve the proposals as presented. Director Robach seconded the motion, which passed by a unanimous vote.

Mr. Morales presented a design for signage to be installed at District lakes. Discussion ensued regarding design revisions.

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. 8 in the amount of \$1,192.50, payable to Advanced Construction and Development, LLC (“ACD”).

Ms. Goldsmith updated the Board regarding the construction of Bonbrook Lake A perimeter walks.

Ms. Goldsmith updated the Board regarding the status of construction for the Bonbrook Motion Park Enhancements. She then reviewed and recommended approval of Pay Application No. 8 in the amount of \$1,122.75, 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. 5 in the amount of \$1,912.50 payable to DLM.

Ms. Goldsmith updated the Board regarding the status of design for the Bonbrook Lake D perimeter walks.

Following review and discussion and per the landscape architect’s recommendation, Director Robach moved to: (1) approve the park improvement report; (2) approve Pay Application No. 8 in the amount of \$71,192.50, payable to ACD; (3) approve Pay Application No. 8 in the amount of \$1,122.75, payable to DLM for the construction of Bonbrook Lake B Trails; and (4) approve Pay Application No. 5 in the amount of \$1,921.50 payable to DLM. Director Grigar seconded the motion, which passed by a unanimous vote.

The Board considered authorizing two directors to approve a proposal for additional kiddie mulch at the Bonbrook Motion park between meetings. Following discussion, Director Robach moved to authorize Directors Robach and Garcia to approve the proposal as requested. Director Johnson seconded the motion, which passed by a unanimous vote.

DISTRICT COMMUNICATIONS, INCLUDING WEBSITE, MASS MESSAGING, AND SOCIAL MEDIA POLICIES

Mr. Cashiola presented and reviewed a website report, a copy of which is attached. Discussion ensued.

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

AUTHORIZE DELINQUENT TAX ATTORNEY TO PROCEED WITH COLLECTION OF DELINQUENT TAXES

The Board considered authorizing the District's delinquent tax attorney, Perdue, Brandon, Fielder, Collins & Mott, LLP ("Perdue Brandon"), to proceed with the collection of the 2023 delinquent tax accounts. After discussion, Director Grigar moved to authorize Perdue Brandon to proceed with the collection of delinquent taxes. Director Telford seconded the motion, which passed unanimously.

There being no further business to come before the Board, the Board concurred to adjourn the meeting at 12:42 p.m.




ASST. Secretary, Board of Directors

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