

MINUTES  
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

March 13, 2025

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 13th day of March, 2025, 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 Brandy and Wyatt Terry; Shelby and Creighton Martin, residents of the District; Deputy Perez of Fort Bend County Constables Office; Chad Hablinski of Pape-Dawson, Engineers; Veronica Hernandez of McLennan & Associates, LP; Albert Ramirez of Lake Management Systems, LP; Rick Marriott of Si Environmental, LLC ("Si"); Justin Morales of GreenScape Associates ("GreenScape"); and Nellie Connally and Holly Huston of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

The meeting convened at 3:30 p.m. Ms. Connally offered any members of the public attending the meeting the opportunity to make a public comment. There being no other 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 Perez 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.

## UPDATE ON LANDSCAPE MAINTENANCE AND IRRIGATION FROM GREENSCAPE ASSOCIATES

Mr. C. Martin provided a presentation on a potential Eagle Scout Project. Following discussion, Director Robach moved to authorize Mr. C. Martin to move forward with his project and coordinate with GreenScape accordingly. Director Johnson seconded the motion, which passed by a unanimous vote.

## APPROVE MINUTES

The Board considered approving the minutes from the February 13, 2025, meeting. Following review and discussion, Director Garcia moved to approve the minutes, as presented. 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, 2026, 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, 2026. 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.

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.

## CONDUCT ANNUAL REVIEW OF DROUGHT CONTINGENCY PLAN

The Board conducted an annual review of the District's Drought Contingency Plan. Ms. Connally and Mr. Marriott stated they had no changes to recommend at this time.

## 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 Robach 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 Garcia 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. 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.

## UPDATE ON DETENTION/ AMENITY LAKES MAINTENANCE

There was no discussion on this agenda item.

## 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 CONTINUED

Mr. Morales reviewed a landscape maintenance report, a copy of which is attached. He presented and reviewed the following proposals: (1) proposal no. 14417 for Mainline Valve Relocation at Lake D in the amount of \$2,724.30 (2) proposal no 14601 for February irrigation repairs in the amount of \$3,871.42; (3) proposal no. 14550 for Lake D Drainage installation along cart park on Reading Road in the amount not to exceed \$5,000, including an additional location; and (4) amended maintenance budget in the amount of \$239,488.00. Following review and discussion, Director Garcia moved to (1)

approve the proposals; and (2) defer approval of the amended maintenance budget for the upcoming fiscal year end. Director Telford seconded the motion, which passed by a unanimous vote.

Mr. Morales presented and reviewed a park improvements report, a copy of which is attached.

Mr. Morales updated the Board regarding the construction of Bonbrook Lake A Trails.

Mr. Morales updated the Board regarding the construction of Bonbrook Lake D Trails. He reviewed and recommended approval of Pay Estimate No. 5 in the amount of \$39,976.47, payable to Osorio & Sons Construction, Inc. ("Osorio").

Following review and discussion and per the landscape architect's recommendation, Director Garcia moved to: (1) approve the park improvement report; (2) approve Pay Estimate No. 5 in the amount of \$39,976.47, payable to Osorio for the construction of Bonbrook Lake D Trails. Director Grigar 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.

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

There being no further business to come before the Board, the Board concurred to adjourn the meeting at 4:29 p.m.



  
Secretary, Board of Directors

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