

MINUTES  
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

April 10, 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 10<sup>th</sup> day of April, 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 Greg McGrath or McGrath, PLLC; Aimee Ordeneaux Raley with Texas Pride Disposal; Ron Dechert 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, Jesse Gonzalez, and Rachel Goldsmith of GreenScape Associates ("GreenScape"); and Nellie Connally and Holly Huston of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

The meeting convened at 3:31 p.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, 2025

Mr. McGrath requested authorization to conduct the District's audit for the fiscal year ending April 30, 2025, and noted the estimated fee is \$15,500. Following review and discussion, Director Grigar moved to authorize McGrath to conduct the District's audit for the fiscal year ending April 30, 2025. Director Telford seconded the motion, which passed unanimously.

## SECURITY REPORT

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

## APPROVE MINUTES

The Board considered approving the minutes from the March 13, 2025, meeting. Following review and discussion, Director Grigar moved to approve the minutes, as presented. Director Johnson 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 Grigar moved to (1) approve the bookkeeper's report and payment of the bills; and (2) approve the budget for the fiscal year ending April 30, 2026. Director Johnson 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 addressed the Board regarding a request from a customer located at 511 Bonbrook Lane for a payment arrangement for outstanding their outstanding water bill due to missing payments for health reasons.

Mr. Marriott requested Board authorization to submit nine uncollectible accounts to collections in the amount of \$4,598.31.

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 Si to provide a payment schedule for the customer located at 511 Bonbrook Lane for their outstanding water bill; (3) authorize the submittal of nine accounts to collections in the amount of \$4,598.31; 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. 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 Rehabilitation Project. He stated that bids were received and recommended that the Board award the contract to CRF Industries, LLC ("CFG") in the amount of \$186,250. The Board concurred that, in its judgment, CFG was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

Following review and discussion, Director Garcia moved to: (1) approve the engineer's report; and (2) award the contract for Lift Station Rehabilitation Project to CFG in the amount of \$186,250, based upon the engineer's recommendation and receipt of the payment and performance bonds and the certificate(s) of insurance and endorsements, if any, provided by the contractor. Director Grigar seconded the motion, which passed by unanimous vote.

#### UPDATE ON DETENTION/AMENITY LAKES MAINTENANCE

Mr. Ramirez updated the Board regarding the Detention and Amenity Lake Maintenance.

#### 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) Landscape Management Program in the yearly amount of \$229,888.38; (2) proposal no. 14697 in the amount of \$4,132.86 for April Irrigation Repairs; (3) proposal no. 14709 in the amount of \$2,500.00 for wildlife warning signs; (4) proposal no. 14710 in the amount of \$15,151.20 for kiddie mulch at multiple parks; and (5) proposal no. 14711 in the amount of \$13,250.00 for Lake E West Side Erosion in the amount of \$3,586.78. Following review and discussion, Director Johnson moved to (1) approve proposals no. 14697, 14709 and 14710; and (2) defer approval of the Landscape Management Program and proposal no. 14711. 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 construction of Bonbrook Lake A Trails. She reviewed and recommended approval of Pay Application No. 6 in the amount of \$11,494.00 payable to Westbrook Contractors.

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

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. 6 in the amount of \$11,494.00 payable to Westbrook Contractors for the construction of Bonbrook Lake A Trails. Director Grigar seconded the motion, which passed by a unanimous vote.

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

Discussion ensued regarding updates to the District website.

## GARBAGE AND RECYCLING MATTERS

Discussion ensued regarding Garbage and Recycling Matters. Ms. Ordeneaux Raley then reviewed the Annual Price Adjustment Notification provided by Texas Pride Disposal to increase the rate from \$16.21 to \$16.55.

## 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 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 4:47 p.m.



Jessica Robach  
Secretary, Board of Directors

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