

MINUTES  
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

May 8, 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 8<sup>th</sup> day of May, 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, except Director Grigar, thus constituting a quorum.

Also present for all or part of the meeting were Lieutenant Cory Hansen, Deputy Perez, Deputy Sanders of Fort Bend County Precinct 4 Constables Office; Donald Bragg, resident of the District; Ron Dechert of Pape-Dawson, Engineers; Veronica Hernandez of McLennan & Associates, LP; Rick Marriott of Si Environmental, LLC ("Si"); Jesse Gonzalez, Gina Morales, 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 3:34 p.m. Ms. Connally offered any members of the public attending the meeting the opportunity to make a public comment.

Mr. Bragg addressed the Board regarding waste collection matters.

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

Lieutenant Hansen addressed the Board regarding security matters. 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 April 10, 2025, meeting. Following review and discussion, Director Garcia moved to approve the minutes, as presented. 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. She requested Board approval of an additional check for a pay estimate for the Bonbrook Lake A perimeter walks. A copy of the bookkeeper's report, which includes the investment report, is attached.

Ms. Connally presented and reviewed the District's Travel Reimbursement Guidelines with the Board in preparation for the Association of Water Board Directors summer conference.

After review and discussion, Director Robach moved to (1) approve the bookkeeper's report and payment of the bills, including the additional check as presented; and (2) authorize three hotel nights and four per diems plus reasonable expenses for Directors attending the conference. 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.

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.

## CONSUMER CONFIDENCE REPORT

Mr. Marriott reviewed the Consumer Confidence Report ("CCR"), a copy of which is attached, regarding the quality of the District's water and stated that it will be filed with the Texas Commission on Environmental Quality ("TCEQ") and distributed to District residents by July 1, 2025. Following review and discussion, Director Garcia moved to approve the CCR and authorize it to be distributed to the District's residents as discussed. Director Johnson seconded the motion, which passed unanimously.

## 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 Benton Road commercial site.

Mr. Dechert updated the Board regarding the Lift Station Rehabilitation Project.

Mr. Dechert updated the Board regarding the wastewater treatment plant improvements.

## 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

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. 7 in the amount of \$15,594.97 payable to Westbrook Contractors.

Ms. Goldsmith updated the Board regarding the construction of Bonbrook Lake D Trails. She reviewed and recommended approval of Pay Application No. 6 in the amount of \$15,598.88 payable to Osorio & Son Construction, Inc. ("Osorio").

Ms. Goldsmith discussed Bonbrook Lake B Perimeter.

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. 7 in the amount of \$15,594.97 payable to Westbrook Contractors for the construction of Bonbrook Lake A Trails; and (3) approve Pay Estimate No. 6 in the amount of \$15,598.88 payable to Osorio for the construction of Bonbrook Lake D Trails. Director Grigar seconded the motion, which passed by a unanimous vote.

Discussion ensued regarding pop-up drains illegally installed by District residents draining into District facilities. In response to questions from the Board, Mr. Dechert and Mr. Gonzalez confirmed the drains could cause future erosion issues. Following

discussion, the Board requested GreenScape to conduct an audit of the District's lakes and authorize ABHR to send out notice letters to the offending residents.

Ms. 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 \$223,187.22; and (2) proposal no. 14803 in the amount of \$4,424.50 for May Irrigation Repairs. Following review and discussion, Director Garcia moved to approve the Landscape Management Program and the proposals as presented. Director Telford 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.

#### 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 Garcia 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 4:39 p.m.



/s/ Jessica Robach  
Secretary, Board of Directors

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