

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

July 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 10th day of July, 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 Chad Hablinski of Pape Dawson Engineers; Veronica Hernandez of McLennan & Associates, LP; Rick Marriott of Si Environmental, LLC ("Si"); Jesse Gonzalez, Justin 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 3:31 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.

LEGISLATIVE REPORT

Ms. Connally reviewed a report prepared by ABHR regarding legislative matters pertaining to the 89th Regular Session of the Texas Legislature.

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 June 19, 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.

RENEWAL OF DISTRICT INSURANCE POLICY

Ms. Connally presented and reviewed an insurance renewal proposal from McDonald & Wessendorff Insurance for a renewal premium of \$9,218.00. After review and discussion, Director Telford moved to approve the proposal from McDonald & Wessendorff Insurance and direct that it be filed appropriately and retained in the District's official records. Director Garcia seconded the motion, which passed unanimously.

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.

The Board discussed the Association of Water Board Directors ("AWBD") summer conference and reviewed the conference expenses submitted by directors for reimbursement. The Board also considered authorizing attendance at the AWBD winter conference.

After review and discussion, Director Garcia moved to (1) approve the bookkeeper's report and payment of the bills; and (2) approve reimbursement of the summer conference expenses submitted by the directors and authorize any interested directors to attend the AWBD winter conference. 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 Robach 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.

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

Mr. Ramirez updated the Board regarding the detention and amenity lake maintenance. Discussion ensued regarding fountain repairs and replacement matters.

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. 14979 in the amount of \$2,920.00 for July irrigation reports; (2) proposal no. 14960 in the amount of \$357.14 for graffiti removal at Lake F; (3) proposal no. 14928 in the amount of \$27,645.19 for Lake E Erosion and Backswale modifications; and (4) proposal no. 14988 in the amount of \$1,082.50 for updated Park Rule signs. Following review and discussion, Director Robach moved to approve the proposals, except for proposal 14988 which will be presented at the August meeting with the updated items as requested by the Board. Director Garcia seconded the motion which passed by a unanimous vote.

Mr. Morales updated the Board regarding the status of the eagle scout project.

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 D Trails.

Ms. Goldsmith presented and reviewed a proposal in the amount of \$16,465.00 from D.L. Meacham LP to conduct additional sidewalk repairs on Lake B. The Board concurred to take no action on this proposal. Following discussion, the Board concurred to take no action on this agenda item.

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

ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2025 TAX YEAR

Ms. Connally discussed the "truth-in-taxation" property tax calculations and tax levy process for water districts and stated that Chapter 49 of the Texas Water Code establishes three main categories for water districts, based on a district's development status and/or tax rate. She reviewed the definitions for each of the three categories and said the Board must annually determine the District's category for that tax year and follow the associated notice and levy provisions in the Texas Water Code. Discussion ensued regarding the District's development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developed District for the 2025 tax year. Following review and discussion, Director Robach moved to adopt a Resolution Regarding Development Status for 2025 Tax Year establishing the District as a Developed district for the 2025 tax year, pursuant to Section 49.23602, Texas Water Code, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Garcia seconded the motion, which passed unanimously.

DISCUSS CONSULTANT CONTRACTS

The Board next discussed consultant contracts.

There being no further business to come before the Board, the Board concurred to adjourn the meeting at 4:52 p.m.



/s/ Jessica Robach
Secretary, Board of Directors

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