

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

August 14, 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 14th day of August, 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 of McGrath & Co., PLLC; Ron Dechert of Pape Dawson Engineers; Veronica Hernandez of McLennan & Associates, LP; Kellie McCubbin of Si Environmental, LLC ("Si"); Jesse Gonzalez, Justin Morales, and Rachel Goldsmith of GreenScape Associates ("GreenScape"); and Nellie Connally and Rachel Wooten of Allen Boone Humphries Robinson LLP ("ABHR").

Attending via teleconference was Craig Rathmann of Rathmann & Associates, L.P.

PUBLIC COMMENTS

The meeting convened at 3:33 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.

TAX RATE

The Board considered the District's 2025 tax rate. Mr. Rathmann reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2025 debt service tax rate of \$0.40 per \$100 of assessed valuation, based on the District's initial 2025 certified value of \$604,161,238, plus \$2,447,302 representing the uncertified value under protest. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate. Ms. Connally discussed the two-step process for setting the District's tax rate. Following review and discussion, Director Garcia moved to (1) set the public hearing date for September 11, 2025; and (2) authorize Assessments of the Southwest to publish notice in the Fort Bend Herald of the District's meeting on September 11, 2025, to set the proposed 2025 total tax rate of \$0.86 per \$100

of assessed valuation, with \$0.40 allocated for debt service and \$0.46 allocated for operations and maintenance. Director Robach seconded the motion, which passed unanimously.

AUDIT FOR FISCAL YEAR END APRIL 30, 2025

Mr. McGrath presented the District's audit for the fiscal year ending April 30, 2025. After review and discussion, Director Grigar moved to approve the audit, and direct that the audit be filed appropriately and retained in the District's official records, subject to incorporation of consultant comments. Director Robach 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. The Board next reviewed a budget proposal from the Fort Bend County Constables Office in the annual amount of \$309,010. The Board deferred approval of the Fort Bend County Constables Office budget proposal.

APPROVE MINUTES

The Board considered approving the minutes from the July 10, 2025, meeting. Following review and discussion, Director Grigar 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. 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. Director Johnson seconded the motion, which passed unanimously.

OPERATOR'S REPORT

Ms. McCubbin presented and reviewed the operator's report, a copy of which is attached, and reviewed repair and maintenance items for the month.

Ms. McCubbin 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 Grigar 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. Discussion ensued regarding the District's Capital Improvement Plan.

UPDATE ON DETENTION/ AMENITY LAKES MAINTENANCE

The Board discussed necessary fountain repairs.

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

Mr. Gonzalez reviewed a landscape maintenance report, a copy of which is attached.

Ms. Goldsmith updated the Board regarding the status of the eagle scout project.

Ms. Goldsmith presented and reviewed a proposal from Lone Star Recreation of Texas, LLC ("Lone Star Rec") for repairs to the FitCore Center at the Bonbrook Recreation Center, in the amount of \$236.80.

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. She presented and recommended approval of Pay Application No. 7 and Final in the amount of \$9,730.88, payable to Osorio & Sons Construction Inc ("Osorio").

Following review and discussion, Director Robach moved to: (1) approve the landscape maintenance and park improvement reports; (2) approve the proposal from Lone Star Rec for the repairs to repairs to the FitCore Center at the Bonbrook Recreation Center, in the amount of \$236.80; and (3) approve Pay Application No. 7 and Final in the amount of \$9,730.88, payable to Osorio, and final acceptance of the project. Director Garcia seconded the motion, which passed unanimously.

Ms. Goldsmith reviewed optional improvements to Japoinca Park.

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

ADOPT RESOLUTION VOTING FOR WATER DISTRICT NOMINEE FOR THE ELECTION OF THE BOARD OF DIRECTORS OF THE FORT BEND CENTRAL APPRAISAL DISTRICT

The Board reviewed a Resolution Voting for Director in the Board of Directors Election for Fort Bend Central Appraisal District. After review and discussion, Director Telford moved to (1) cast the District's four votes in favor of Paul Stamatis; (2) adopt the Resolution Voting for Director in the Board of Directors Election for Fort Bend Central Appraisal District; and (3) direct that the Resolution be filed appropriately and retained in the District's official records. Director Grigar seconded the motion, which carried unanimously.

DISCUSS CONSULTANT CONTRACTS

The Board did not discuss consultant contracts.

There being no further business to come before the Board, the Board concurred to adjourn the meeting at 4:45 p.m.



/s/ Jessica Robach
Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Tax Rate Recommendation.....	1
Security Report.....	2
Operator’s report.....	2
Engineer’s report.....	3
GreenScape Report	3
Park Improvements Report	3
Tax Assessor/Collector’s report	4