

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

September 11, 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 11th day of September, 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 Shelby and Creighton Martin, residents of the District; Constable Perez and Constable Sanders of the Fort Bend County Constables Office; David Beyer of Storm Water Solutions, LP; Ron Dechert of Pape Dawson Engineers; Veronica Hernandez of McLennan & Associates, LP; Rick Marriot of Si Environmental, LLC ("Si"); Jesse Gonzalez, Jim Scheffer, 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 3:33 p.m. Ms. Connally offered any members of the public attending the meeting the opportunity to make a public comment.

Mr. S. Martin and Mr. C Martin addressed the Board regarding the status of Eagle Scout project. Discussion ensued.

There being no additional members of the public wishing to make a public comment, the Board concurred to close the public comment section of the agenda.

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. Following discussion, Director Telford moved to (1) approve the proposal as presented; and (2) approve the Interlocal

Agreement with the County, subject to receipt and approval by ABHR. Director Robach seconded the motion, which passed unanimously.

APPROVE MINUTES

The Board considered approving the minutes from the July 10, 2025, meeting. Following review and discussion, Director Robach moved to approve the minutes, as presented. Director Johnson seconded the motion, which passed by unanimous vote.

ANNUAL REPORT TO BOND REVIEW BOARD

Ms. Connally presented a memorandum regarding the required submission of an annual report to the Bond Review Board containing certain information about the District's voter-approved but unissued bonds, a copy of which is attached, and stated that ABHR will work with the District's consultants to prepare and submit the annual report by the September 30th deadline.

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 Garcia moved to approve the bookkeeper's report and payment of the bills. 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 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 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

Mr. Beyer updated the Board on the District's Storm Water Management Plan. He reviewed the Stormwater Management Program Quarter 3 Status Update and Training report, a copy of which is attached. Mr. Beyer then conducted his training session with the Board and consultants.

UPDATE ON LANDSCAPE MAINTENANCE AND IRRIGATION

Mr. Gonzalez reviewed a landscape maintenance report, a copy of which is attached. He presented and reviewed the following proposals: (1) proposal no. 15095 in the amount of \$2,930.20 for replacement of trash can and lid for Lake C; (2) proposal no. 15136 in the amount of \$7,407.14 for Tree Trimming on Lake B; (3) proposal no. 15137 in the amount of \$1,768.57 for September Irrigation Report and Repairs; and (4) proposal no. 151143 in the amount of \$2,500.00 for Bench and Can Paint touch up. Following review and discussion, Director Garcia moved to approve the proposals, as presented. Director Telford 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 reviewed optional improvements to Japoinca Park.

Ms Goldsmith presented and reviewed a proposal in the amount of \$10,194 from Lone Star Recreation of Texas, LLC to conduct inspections on the District's parks. Following discussion, Garcia moved to approve the proposal as presented, and authorize ABHR to prepare a service agreement for the Boards approval at the October meeting. Director Robach 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 Johnson seconded the motion, which passed unanimously.

CONDUCT PUBLIC HEARING REGARDING DISTRICT'S TAX RATE, ADOPT ORDER LEVYING TAXES, AND AUTHORIZE EXECUTION OF AMENDMENT TO INFORMATION FORM

Ms. Connally stated that notice was published of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2025 total tax rate of \$0.86.

Ms. Connally opened the public hearing. There being no comments from the public, Ms. Connally closed the public hearing.

Ms. Connally presented an Order Levying Taxes reflecting the proposed 2025 tax rate. She then presented an Amendment to Information Form reflecting the tax rate and stated that the Amendment will be filed with the Texas Commission on Environmental Quality and recorded in the Official Public Records of Fort Bend County.

After review and discussion, Director Robach moved to: (1) adopt the Order Levying Taxes ("the Order") reflecting a total 2025 tax rate of \$0.86 per \$100 of assessed valuation, comprised of \$0.40 to pay debt service on water, sewer, and drainage bonds, and \$0.46 for operations and maintenance; (2) authorize execution of the Amendment to Information Form ("the Amendment"); and (3) direct that the Order and Amendment be filed appropriately and retained in the District's official records. Director Telford seconded the motion, which passed 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 4:52 p.m.



/s/ Jessica Robach
Secretary, Board of Directors

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