

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

November 13, 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 13th day of November, 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 Rose Montalbano and Aimee Odenaux-Raley of Texas Pride Disposal; Constable Williams and Sergeant Bruce of the Fort Bend County Constables Office; Albert Ramirez with Lake Management Systems; Ron Dechert of Pape Dawson Engineers; Veronica Hernandez of McLennan & Associates, LP; Rick Marriott 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 3:31 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.

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 October 9, 2025, meeting. Following review and discussion, Director Grigar moved to approve the minutes, as presented. Director Telford 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 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 reviewed a verbal request from a customer located at 9702 Sumter Court, Rosenberg, Texas 77469, requesting an adjustment on their bill due to a leaking toilet, which has since been repaired. The Board requested a formal written request from the resident, prior to considering the adjustment.

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.

Mr. Dechert updated the Board regarding the status of Lift Station No. 1 rehabilitation project. He reviewed and recommended approval of Pay Estimate No. 1 in the amount of \$94,275.00 payable to CFG Industries, LLC.

Discussion ensued regarding the District's Capital Improvement Plan.

Following review and discussion, Director Garcia moved to (1) approve the engineer's report; and (2) approve Pay Estimate No. 1 in the amount of \$94,275.00 payable to CFG Industries, LLC for the Lift Station No. 1 Rehabilitation project. Director Robach seconded the motion, which passed by a unanimous vote.

UPDATE ON DETENTION/AMENITY LAKES MAINTENANCE

Mr. Ramirez reported on repairs to the District fountains and well pumps. He presented a proposal for the replacement of the Lake D south fountain power unit, in the amount of \$6,848.28. Following review and discussion, Director Garcia moved to approve the proposal, as presented. Director Johnson seconded the motion, which passed by a unanimous vote.

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. He presented and reviewed proposal no. 15320 for November Irrigation Report in the District in the amount of \$464.27. Following review and discussion, Director Garcia moved to approve the proposals, as presented. 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 reviewed optional improvements to Japonica Park. She requested approval of a downpayment in the amount of \$23,300.60. Following review and discussion, Director Garcia moved to approve the down payment as presented. Director Robach seconded the motion, which passed by a unanimous vote.

Ms. Goldsmith addressed the Board regarding the status of the Service Agreement with Lone Stone Recreation of Texas, LLC.

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

Discussion ensued regarding updates to the District website.

GARBAGE AND RECYCLING MATTERS

Ms. Raley addressed the Board regarding garbage and recycling matters and the upcoming contract renewal. She requested Board approval to increase the District's current price per connection \$2/year for the next two years and present a new contract with the discussed increase at an upcoming Board meeting. Following discussion, Director Telford moved to approve the request. Director Grigar seconded the motion, which passed by a unanimous vote.

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 Grigar seconded the motion, which passed unanimously.

HISTORICAL BOND AND TAX REPORT TO COMPTROLLER

Ms. Connally presented a memorandum regarding requirements for taxing units to submit certain information about proposed and issued bonds and tax rate elections to the Comptroller for incorporation into a public database, a copy of which is attached. She stated that ABHR will work with the District's consultants to prepare and submit the required information by the reporting deadline.

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 4:50 p.m.



/s/ Jessica Robach
Secretary, Board of Directors

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