

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

December 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 December, 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 Garcia, thus constituting a quorum.

Also present for all or part of the meeting were Creighton and Shelby Martin, Robin and Paulomi Bhat, residents of the District; Nikita Khambe and Commissioner Andy Meyers of Fort Bend County Precinct 3; Asst. Chief Deputy Martin and Chief Urabazzo of Fort Bend County Constable, Precinct 3; Constable Williams, Lieutenant Hansen, and Constable Quincy of the Fort Bend County Constables Office, Precinct 4; David Meyer of Stormwater Solutions; 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, 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 3:30 p.m. Ms. Connally offered any members of the public attending the meeting the opportunity to make a public comment.

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

Commissioner Meyers addressed the Board regarding the upcoming redistricting from Precinct 4 to Precinct 3.

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

Chief Urabazzo and Asst. Chief Deputy Martin addressed the Board regarding the potential transition of services from Precinct 4 to Precinct 3.

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) defer turn off of delinquent accounts and authorize Si to continue to tag the accounts. Director Robach seconded the motion, which passed by unanimous vote.

SECURITY REPORT CONTINUED

The Board reviewed a security report, a copy of which is attached. Discussion ensued regarding security matters.

Constable Quincy addressed the Board regarding security matters within the District and the potential transition of services.

The Board concurred to continue services with Precinct 4, pursuant to the previously approved contract.

APPROVE MINUTES

The Board considered approving the minutes from the November 13, 2025, meeting. Following review and discussion, Director Robach moved to approve the minutes, as presented. Director Garcia 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.

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

After review and discussion, Director Telford moved to (1) approve the bookkeeper's report and payment of the bills; and (2) authorize 2 hotel nights and 3 per diems plus reasonable expenses for Directors attending the conference. Director Robach 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 requested Board authorization to schedule an in-person meeting with the Benton Road Commercial Tract with the District's Attorney and Directors Grigar and Garcia.

Mr. Dechert updated the Board regarding the status of Lift Station No. 1 rehabilitation project.

Mr. Dechert updated the Board regarding the status of the joint wastewater treatment plant improvements.

Discussion ensued regarding the District's Capital Improvement Plan.

Following review and discussion, Director Robach moved to (1) approve the engineer's report; and (2) authorize the District's engineer schedule an in-person meeting with the Benton Road Commercial Tract with the District's Attorney and Directors Grigar and Garcia. Director Grigar seconded the motion, which passed by a unanimous vote.

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

Mr. Beyer stated SWS has completed the Phase II MS4 annual report for year 7. He stated the MS4 General Permit and the Stormwater Management Plan will be submitted at the end of January 2026. Mr. Beyer noted the new general permit has been approved by the Texas Commission on Environmental Quality and LJA will have a year 1 report due at the end of March 2026. Following review and discussion, Director Robach moved to approve the annual report and authorize submittal as appropriate. Director Johnson seconded the motion, which passed by a unanimous vote.

UPDATE ON LANDSCAPE MAINTENANCE AND IRRIGATION

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

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 Telford seconded the motion, which passed unanimously.

EMINENT DOMAIN REPORT TO TEXAS COMPTROLLER

Ms. Connally reported ABHR will file the District's Eminent Domain Authority Annual Report with the Comptroller of the State of Texas pursuant to Senate Bill 1812.

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 4:30 p.m.



/s/ Jessica Robach
Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	<u>Minutes</u>
	<u>Page</u>
Operator's report.....	2
Security Report	2
Bookkeeper's report.....	2
Engineer's report.....	3
GreenScape Report	3
Tax Assessor/Collector's report	4