

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

February 12, 2026

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 12th day of February, 2026, 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 Constable Williams and Constable Perez of the Fort Bend County Constables Office, Precinct 4; Justin Klump of Stormwater Solutions; Ron Dechert of Pape Dawson Engineers; Veronica Hernandez of McLennan & Associates, LP; Rick Marriott of Si Environmental, LLC (“Si”); 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.

SECURITY REPORT

Constable Williams addressed the Board regarding security matters within the District. 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 January 8, 2026, meeting. Following review and discussion, Director Johnson 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.

The Board then discussed the Association of Water Board Directors ("AWBD") winter conference, reimbursement of eligible expenses for directors who attended the winter conference, and authorizing attendance at the summer conference.

After review and discussion, Director Garcia moved to (1) approve the bookkeeper's report and payment of the bills; (2) approve reimbursement of eligible expenses for the AWBD winter conference; and (3) authorize all interested directors to attend the AWBD summer conference. Director Robach seconded the motion, which passed by a unanimous vote.

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.

Discussion ensued regarding completed repairs at 9103 Bonbrook Bend and comments received from the resident regarding the same.

Mr. Marriot reviewed an appeal for an adjustment from a customer located at 9207 Hemlock Drive due to high usage. In response to questions from the Board, Mr. Marriot reported no issue was found on the District's side of the line, and the residents' usage returned to normal as of the most recent reading.

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 Johnson moved to (1) approve the operator's report; (2) per review of the findings from the repairs completed at 9103 Bonbrook Bend, authorize the Operator to notify the resident that the additional repair requests do not fall under the District's purview; (3) authorize SI to offer a six month payment plan to the resident at 9207 Hemlock Drive due to high water usage; and (4) 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 Telford 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 scheduling a call with the Benton Road Commercial Tract.

Mr. Dechert updated the Board regarding the status of Lift Station No. 1 rehabilitation project. He reviewed and recommended approval of Pay Estimate 2 and Final to the contract with CFG Industries, LLC ("CFG") in the amount of \$67,975.00, and final acceptance of the contract. Mr. Dechert then reviewed and recommended approval of Change Order No. 1 to decrease the contract with CFG in the amount of \$24,000. The Board concurred that Change Order No. 1 was beneficial to the District.

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

Following review and discussion, Director Robach moved to (1) approve the engineering report; (2) approve Pay Estimate No. 2 and Final to the contract with CFG for the Lift Station No. 1 rehabilitation project, and final acceptance of the contract; and (3) approve Change Order No. 1 to decrease the contract with CFG for the Lift Station No. 1 Rehabilitation Project in the amount of \$24,000, based upon the Board's finding that the Change Order is beneficial to the District and the engineer's recommendation. Director Garcia seconded the motion, which passed by a unanimous vote.

UPDATE ON DETENTION/AMENITY LAKES MAINTENANCE

Mr. Ramirez updated the Board on detention and amenity lake maintenance including well repairs, fountain repairs, and vegetation and algae treatments. He presented and reviewed a proposal in the amount of \$1,073.86 to repair the fountain at Lake C. Following review and discussion, Director Garcia moved to (1) approve the proposal, as presented; and (2) authorize LMS to conduct fountain repairs in between meetings in an amount not to exceed \$1,500, noting the Board will ratify approval of the work at the following meeting. Director Grigar seconded the motion, which passed by a unanimous vote.

PHASE II SMALL MS4 GENERAL PERMIT AND STORM WATER MANAGEMENT PLAN, INCLUDING PUBLIC COMMENT

Mr. Klump updated the Board and addressed questions regarding the District's Storm Water Management Plan ("SWMP"). The Board reviewed the year 1 annual report for the SWMP and a summary of the year 2 training and goals under the SWMP, copies of which are attached. He presented a handout regarding stormwater runoff and prevention of stormwater pollution, a copy of which is also attached.

Mr. Klump began his training session with the Board and other consultants. He stated the topic of the year 2 training was stormwater pollution prevention, the minimum control measures, and bacteria-specific elements. Mr. Klump explained the importance of keeping household hazardous waste, pet waste, and yard waste out of the storm sewers, to prevent adding to bacterial impairment. He then continued with the training, thoroughly explaining the sources of bacteria and outlining the program elements of the SWMP that deal with these sources.

Following review and discussion, Director Robach moved to approve (1) the year 1 annual report; and (2) the public education materials for posting on the District's website. Director Garcia seconded the motion, which carried unanimously.

UPDATE ON LANDSCAPE MAINTENANCE AND IRRIGATION

Mr. Scheffer reviewed a landscape maintenance report, a copy of which is attached. He reviewed and recommended approval of the following proposals: (1) proposal no. 15520 in the amount of \$45,857.14 for the 2026 Turf Bed Fertilization; (2) proposal no. 15523 in the amount of \$11,414.29 for the 2026 Insecticide Program; and (3) proposal no. 15543 in the amount of \$4,037.87 for Lakes EFG Overseeding and General Fertilization. Following review and discussion, Director Garcia moved to approve the proposal as presented. Director Johnson seconded the motion, which passed by a unanimous vote.

Ms. Goldsmith presented and reviewed a report on park improvements. A copy of the report is attached.

Ms. Goldsmith updated the Board regarding the status of Japonica Park. She requested Board approval of Invoice No. 20066 in the amount of \$64,257.10 payable to Lone Star Recreation ("LSR"). Ms. Goldsmith reviewed and recommended approval of a proposal in the amount of \$7,470.85 to the contract with LSR for safety fencing and to top off mulch in existing park areas.

Following review and discussion, Director Garcia moved to (1) approve the park improvement report; (2) approve Invoice No. 20066 in the amount of \$64,257.10 payable to LSR for the Japonica Parks improvements; and (3) approve the proposal from LSR in the amount of \$7,470.85 for safety fencing and top off of mulch throughout existing park areas. Director Grigar 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

There was no discussion on this agenda item.

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 Robach seconded the motion, which passed unanimously.

TAX EXEMPTIONS

The Board next discussed the District's tax rate exemptions and considered adopting a Resolution Concerning Exemption from Taxation ("Resolution"). After review and discussion, Director Robach moved to adopt the Resolution exempting from ad valorem taxation by the District \$10,000 of the appraised value of residence homesteads of individuals who are disabled or 65 years of age or older and rejecting the general homestead exemption. Director Garcia seconded the motion, which carried unanimously.

ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2026 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 2026 tax year. Following review and discussion, Director Grigar moved to adopt a Resolution Regarding Development Status for 2026 Tax Year establishing the District as a Developed district for the 2026 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 Telford seconded the motion, which passed unanimously.

ANNUAL CYBERSECURITY AND ARTIFICIAL INTELLIGENCE TRAINING

The Board concurred to defer discussion on this agenda item.

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 4:32 p.m.



/s/ Jessica Robach
Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Security Report	1
Bookkeeper's report.....	2
Operator's report.....	2
Engineer's report.....	3
SWMP Year 7 Annual Report and Training.....	3
Stormwater Handout.....	3
GreenScape Report	4
Park Improvements	4
Tax Assessor/Collector's report	5