

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

May 14, 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 14th day of May, 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: Rod McCune of Texas Groundworks Management (“TGM”); Greg McGrath of McGrath & Co., PLLC; Constable Williams of the Fort Bend County Constables Office, Precinct 4; Ron Dechert of Pape Dawson Engineers; Veronica Hernandez of McLennan & Associates, LP; Rick Marriott of Si Environmental, LLC (“Si”); 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 3:30 p.m. Ms. Connally offered any members of the public attending the meeting the opportunity to make a public comment.

Mr. McCune provided an overview of services provided by TGM.

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

2026 DIRECTORS ELECTION

The Board considered approving a Certificate of Election reflecting the re-election of Directors Robach and Telford to the Board of Directors of the District for a four-year term. After review and discussion, Director Grigar moved to approve the Certificates of Election. Director Johnson seconded the motion, which passed unanimously.

The Board considered accepting the Sworn Statements and Oaths of Office for Directors Robach and Telford. After review and discussion, Director Grigar moved to approve the Sworn Statements and Oaths of Office and to authorize filing of the Oaths of

Office with the Secretary of State as required by law. Director Johnson seconded the motion, which passed unanimously.

AUTHORIZE EXECUTION OF DISTRICT REGISTRATION FORM

Ms. Connally stated the District Registration Form must be filed with the Texas Commission on Environmental Quality (“TCEQ”) to show the updated Director Terms. After discussion, Director Grigar made a motion to authorize ABHR to file the District Registration Form with the TCEQ. Director Johnson seconded the motion, which carried unanimously.

CYBERSECURITY AND ARTIFICIAL INTELLIGENCE TRAINING REQUIREMENTS

Ms. Connally reviewed a memorandum regarding annual cybersecurity and artificial intelligence training requirements for local government employees and elected and appointed officials. She stated that the required training should be completed and reported to ABHR prior to the August 31st deadline for reporting compliance to the Texas Department of Information Resources (“DIR”). After review and discussion, the Board directed the required persons to complete their certified training programs and report their completion to ABHR for reporting to DIR by August 31st.

SECURITY REPORT

Constable Williams addressed the Board regarding the 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 April 9, 2026, meeting. Following review and discussion, Director Garcia 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.

Ms. Connally presented and reviewed the District’s Travel Reimbursement Guidelines with the Board in preparation for the Association of Water Board Directors summer conference.

After review and discussion, Director Telford moved to (1) approve the bookkeeper’s report and payment of the bills, including the additional check as presented; and (2) authorize three hotel nights and four per diems plus reasonable

expenses for Directors attending the conference. Director Garcia 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.

Mr. Marriott reviewed the Consumer Confidence Report ("CCR"), a copy of which is attached, regarding the quality of the District's water and stated that it will be filed with the Texas Commission on Environmental Quality ("TCEQ") and distributed to District residents by July 1, 2026.

Following review and discussion, Director Johnson moved to (1) approve the operator's report; (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; and (3) approve the CCR and authorize it to be distributed to the District's residents as discussed. 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 reviewed a draft summary of cost for proposed bond issue. Ms. Connally reviewed a proposed bond analysis prepared by the District's financial advisor.

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

UPDATE ON DETENTION/AMENITY LAKES MAINTENANCE

Mr. Ramirez presented and reviewed the LMS Annual Maintenance budget. Following review and discussion, Director Robach moved to approve the budget. Director Telford 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. Scheffer reviewed a landscape maintenance report, a copy of which is attached. He reviewed and recommended approval of proposal no. 15815 in the amount of \$1,362.86 for removal of three trees on Lake E. Following review and discussion, Director Garcia moved to approve the proposal to remove Lake E, subject to receipt of a revised proposal removing two of the trees that were planted unknowingly by residents. Director Johnson seconded the motion, which passed by a unanimous vote.

The Board discussed a resident's follow up request to install a gate at the back of their property and remove shrubs along the lake on Japonica Drive. Following discussion, the Board directed ABHR to inform the resident that they may install a gate at the previously approved location but the shrubs along the fence may not be removed.

Ms. Goldsmith presented and reviewed the landscape design report, a copy of which is attached. She requested Board authorization to prepare plans and specifications to replace the Dog Park Fence.

Ms. Goldsmith requested the Board approve proposal no. 13354-02 for repairs at the Dog Park, replacement of swing seats, replacement of hardware on small structure, and replacement roof and hardware for large structures at Bonbrook Lake Parks in an amount not to exceed \$7,500.00.

Following review and discussion, Director Robach moved to (1) authorize GreenScape to prepare plans and specifications for the fence replacement for the Dog Park Fence; and (2) approve proposal no. 13354-02 for repairs at the Dog Park, replacement of swing seats, replacement of hardware on small structure, and replacement roof and hardware for large structures at Bonbrook Lake Parks in an amount not to exceed \$7,500.00. Director Garcia seconded the motion, which passed by a unanimous vote.

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

There was no discussion on this agenda item.

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 Robach moved to approve the tax assessor/collector's report as presented. Director Garcia 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.



/s/ Jessica Robach
Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Security Report	2
Bookkeepers Report.....	2
Operator’s report.....	3
Consumer Confidence Report.....	3
Engineer’s report.....	3
GreenScape Report	4
Landscape Design Report.....	4
Tax Assessor/Collector’s report	5