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## HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

Minutes of Meeting of Board of Directors  
October 18, 2021

A meeting of the Board of Directors (“Board”) of Harris County Municipal Utility District No. 155 (“District”) was held on October 18, 2021 at Workspace Suites, 16517 Longenbaugh Drive, Houston, Texas, in accordance with the duly posted notice of the meeting, with a quorum of Directors present, as follows:

Margaret K. Dawson, President  
Jim Denmon, Vice President  
Clint Wilhelm, Secretary  
Corey Manahan, Director  
Barbara Scott, Director

and the following absent:

None.

Also present were Ms. Diane Bailey, District bookkeeper; Ms. Debbie Arellano, tax assessor-collector for the District; Mr. John Gerdes, District engineer; Mr. Michael Smith of Michael’s Maintenance; Mr. John Taylor, District operator; Mr. Pat Burke and Mr. Jeff Penney, representing Harris County MUDs No. 172 and No. 156, respectively; and Ms. Melissa J. Parks, attorney for the District.

The President called the meeting to order and declared it open for such business as might come before it.

1. The Board considered the following items from the consent agenda:

Tax assessor-collector’s report including invoices and a schedule of delinquent taxes. Tax collections for 2020 are 98.149%, with \$24,745.31 outstanding. 2020 taxable value in the District is \$163,042,596.

Minutes of the Board of Directors meeting held September 20, 2021.

After discussion, upon motion by Director Wilhelm, seconded by Director Scott, the Board voted unanimously to approve the items on the consent agenda, including checks as reflected on the tax assessor-collector's report.

2. The Board opened the meeting for public comment. Mr. Penny of No. 156 reported he had attended the meeting of joint sewage treatment plant participants held earlier today.

3. Diane Bailey presented the bookkeeper's report, a copy of which is attached hereto, and reviewed invoices, a schedule of investments, and an investment report. She also reviewed activity in the joint sewage treatment plant and joint water plant accounts, after which she reviewed the operating budget comparison report for the District's General Fund account and for the joint plant accounts reflecting activity during the first month of the fiscal year ending August 31, 2022. After further discussion, upon motion by Director Wilhelm, seconded by Director Scott, the Board unanimously approved the bookkeeper's report as presented and authorized release of checks reflected on the report, plus an additional check not appearing on the report payable to Workspace Suites for \$80.00.

4. The Board then discussed operating reserves in the joint water and sewer plant accounts, following up from discussions last month on the subject. Ms. Bailey presented and reviewed detailed information on the current reserve amounts in these funds. Ms. Parks had reviewed the provisions in the respective contracts about establishment and replenishment of such reserves. The water plant contract calls for a three-month reserve, while the regional sewage treatment plant contract provides for a two-month reserve. The Board discussed the current amounts on reserve and agreed increases were warranted to produce reserves sufficient to meet cash requirements and facilitate timely payment of all plant invoices. Given current budgets for both funds, the bookkeeper reported that a three-month water plant reserve amounts to \$225,180 and a two-month joint sewage treatment plant reserve amounts to \$205,907.50. She reviewed the corresponding pro-rata additional amounts needed from each plant participant to increase the respective reserves. After discussion, upon motion by Director Wilhelm, seconded by Director Scott, the Board voted unanimously in favor of increasing the reserve amounts and authorized the attorney to notify all participant entities and request payment of their respective shares.

5. The Board discussed the District's 2021 tax rate. The tax assessor-collector confirmed that her office had published notice of the District's intent to hold a public hearing and set the 2021 tax rate at this meeting. The Board opened a public hearing on the proposed rate. There were no members of the public present expressing an interest in commenting on the rate, so the Board concluded the hearing. Thereafter, it appeared to the Board that the Harris County Appraisal District had prepared and certified to the District's tax assessor-collector the final 2021 appraisal roll of the District. The Board considered the amount of taxes to be raised based on said valuation in order to meet debt service requirements on the District's outstanding bonds and for maintenance purposes. It was moved, seconded and unanimously carried that there be passed and adopted the attached Order accepting the final appraisal roll and setting a tax rate of \$0.09 for each \$100 of assessed valuation shown on such roll for the purpose of debt service, and a rate of \$0.70 for maintenance and operations purposes. The Board executed an amendment to the District's Statement of Directors to reflect the tax rate, and the attorneys were directed to file executed copies with the Harris County Clerk and the Texas Commission on Environmental Quality as required by the Texas Water Code, and to furnish the tax assessor-collector for the District a certified copy of the Order levying the tax. Ms. Parks noted that the necessary materials would be provided to Bob Leared Interests to update the internet posting as required under the state Tax and Government Codes.

6. The Board requested placement of an item on next month's agenda to consider amendment of the District's schedule of water and sewer rates.

7. Mr. Taylor presented the operations report, copy attached, reflecting 825 total connections and 1 vacancy. Water accountability during the reporting period was 93%, and the sewage treatment plant had operated at 41% of permitted capacity. Regarding water accountability, Mr. Taylor noted that use of 3,800,000 gallons was attributed to leaks or flushing. The operators had not yet identified the source of the leak(s) but were working to do so and did not believe the water was leaking into the sanitary sewer collection system. Interconnects with adjacent districts had not been opened and were therefore not believed to be affecting the situation. The operators will recalibrate the interconnect meter with No. 156. To the District's knowledge, No. 156 had not been experiencing accountability problems. Mr. Taylor sought Board authorization to engage a leak detection company as and if necessary, and the Board did not object.

Mr. Taylor presented two accounts deemed uncollectable in the amount of \$248.72 and recommended they be referred to the collection agency used by the District. He then submitted a list of 36 delinquent accounts to the Board for termination of utility service and stated that these customers had been given written notification of the opportunity to appear, either in person or in writing, at the Board meeting to contest, explain or request correction of the charges, services or disconnection. The affected customers were not in attendance, nor had anyone on their behalf contacted the operator's office or the District in response to the notification. After discussion, upon motion duly made, seconded and unanimously carried, the Board authorized the operator to proceed with termination of utility service to said accounts pursuant to provisions of the District's Rate Order.

Mr. Taylor described work at District facilities during the month, noting repair of two service line leaks unrelated to the leak discussed above. He next reported that the pressure washing of the ground storage tanks and application of algaecide was complete and should keep the tanks clean for a few years. Mr. Taylor reported on an issue with lift station pump No. 1 and noted he was getting a repair quote after having obtained a replacement quote of \$20,039. Mr. Taylor next addressed planned work on sanitary manholes. As discussed at previous meetings, the operators and Director Wilhelm had coordinated prioritization of the repairs. For the sake of efficiency, the work would be done in groupings of similar repair types. After further discussion of the operator's report, upon motion by Director Scott, seconded by Director Wilhelm, the Board approved the report as presented.

8. The Board considered the idea of installing additional streetlights along Queenston Boulevard and Park Falls. Director Dawson presented her thoughts on the matter and the areas to be addressed. If such a project were undertaken, it would be necessary to speak with the property owners association since it pays the utility bill for the lights. The directors also discussed installation of reflectors in the streets as well as solar-powered lights in the walking paths and finger channels. Director Dawson requested all Board members give these ideas further thought and noted the matter could be addressed later in more detail if the directors deemed it appropriate.

9. Mr. Gerdes presented the engineer's report, copy attached. Jordan Concrete, Inc. has finished work on the Brookside Court detention pond storm pipe, sidewalk, and pavement, and the retainage payments have been processed. The fence contractor is

scheduled to begin work this week installing the new wrought iron fence and gate.

Mr. Gerdes reported the water plant electrical improvement project with JACH Controls & Automations LLC is ready to proceed but he also noted that No. 156 has not had adequate time to review the contract. In Mr. Gerdes' opinion the contract is in final form and ready for execution. After discussion, and based on the engineer's recommendation, the Board voted unanimously to approve execution of the contract and commencement of the work, subject to corresponding approval of the contract by No. 156 and its engineer.

Mr. Gerdes reported that the meeting earlier today with joint sewage treatment plant participants had gone well. Among other things a cost estimate and scope of work for the small plant rehabilitation project had been presented and reviewed. Those documents are not attached to this report, but Mr. Gerdes will send them to the Board members. The engineer recommends moving this project forward and seeks Board authorization to begin the public bid process with the intention of beginning work in January 2022. After discussion, upon motion by Director Wilhelm, seconded by Director Scott, the Board authorized the engineers to finish the drawings and specifications for the small plant rehabilitation project and prepare it for bidding.

Mr. Gerdes discussed repair of the fence at 7938 Millbrook Lane. The Board and he discussed this subject in great detail. It was mentioned that the Board could explore making a claim for this repair under the District's insurance policy. The Board agreed ultimately that Mr. Gerdes should look further into the various details and present additional information to the Board at an upcoming meeting. Mr. Gerdes was also asked to coordinate with the fence/park committee. Further regarding fences, Director Dawson mentioned that fences in the Wheatstone Estates, Copper Creek I and Copperstone areas would likely benefit from power washing and re-staining and she requested Director Denmon assess the situation since he lives near these areas and bring his observations to the Board for discussion.

The Board discussed inspection of the joint water plant. Mr. Gerdes reported that a third-party inspector, Keith Cullum with Preventive Services, was scheduled to inspect the plant on October 27. This inspection would involve taking down the ground storage and hydropneumatic tanks and would require receiving water through the interconnect with MUD No. 163 for several days. John Taylor has already contacted No. 163 to arrange for the service. Mr. Gerdes recommended informing No. 156 and its engineer of this planned inspection and

inviting that engineer to attend and observe. The Board agreed with proceeding in this fashion. After further discussion, upon motion by Director Wilhelm, seconded by Director Scott, the Board approved the engineer's report.

10. Michael Smith of Michael's Maintenance Service LLC reported on landscape maintenance and reviewed his written report, copy attached. He reported that a bench and trashcan had been ordered but delivery was held up by shipping delay. The Board requested that the trashcan be installed near the new walkway in Brookside Court. Mr. Smith then recommended securing trashcan lids by installing cut-proof cables with locking hasps. He noted two lids had recently gone missing and he would guarantee no more lids would be lost if secured as he recommended. He estimated a cost of \$210 to complete the work at all seven trashcans, and upon motion by Director Manahan, seconded by Director Scott, the Board unanimously authorized the work. Mr. Smith then discussed the pile of dirt at the sewage treatment plant and noted that the vegetation on it needed to be manually cut and cleared. He estimated a charge of \$1,200 for this work, and the Board unanimously authorized it. Once the mound is cleared, the Board will request the District's engineer take a look and make recommendations on hauling it off, landscaping it or otherwise addressing it. Finally, Mr. Smith reported on problems with the irrigation system caused by a power surge. The Board directed Mr. Smith to discuss this directly with John Taylor so that the operators could install a surge protector or take other appropriate action.

11. The Board considered pending business and any comments from No. 156 or No. 172. Pat Burke mentioned the America's Water Infrastructure Act requirement for performance of a Risk and Resilience Assessment and preparation of an Emergency Response Plan. He asked whether the District was aware of these requirements, and the Board assured him it was and that, based on the District's population, no such assessment or plan was required of the District.

There being no need to conduct an executive session or any further business to come before the Board, the meeting was adjourned.

  
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Secretary

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 155  
NOTICE OF PUBLIC MEETING**

Notice is hereby given to all interested parties that the Board of Directors of the captioned District will hold a public meeting at **Workspace Suites, 16517 Longenbaugh Drive, Houston, Texas 77095**. The meeting will be held at **6:00 p.m. on Monday, October 18, 2021**.

The subject of the meeting is to consider and act on the following:

**CONSENT AGENDA:** The following items are considered routine by the Board and will be enacted by one motion if appropriate. No separate discussion will occur on these items unless a Board member or member of the public so requests, in which event, the item will be considered on the Regular Agenda.

1. Tax assessor-collector's report and payment of invoices
2. Approve minutes of meeting held on September 20, 2021

**REGULAR AGENDA:** Consideration of and action on the following items, plus any items removed from the Consent Agenda.

1. Presentation of public comments
2. Bookkeeper's report and payment of invoices; review and approve investment report
3. Operating reserves in joint water and sewer plant accounts; authorize action, as necessary
4. Public Hearing on Proposed 2021 Tax Rate
5. Order Setting Tax Rate, Approving Tax Roll, and Levying Debt Service Tax and Maintenance and Operation Tax for the Year 2021
6. Amendment to Statement of Directors; update of internet postings
7. Operator's report; review active connections and water accountability; status of operation, maintenance, and repair of District facilities; consider customer appeals; approve termination of service on delinquent accounts; status of manhole repairs
8. Installation of additional streetlights along Queenston and Park Falls
9. Engineer's report, including:
  - a. Brookside Court storm pipe replacement, sidewalk/pavement work, fencing;
  - b. identification of work at Regional Sewage Treatment Plant plants #1 and #2 and cost estimates for such work; revised Capital Improvement Plan;
  - c. status of contract for electrical work at water plant;
  - d. backslope interceptor and fence replacement;
  - e. authorize preparation of plans as appropriate; authorize advertising for bids; award contracts; approve change orders.
10. Report from Michael's Maintenance

11. Pending business, including comments from/discussion with other participants in regional facilities and summary of quarterly participant meeting
12. Executive Session as necessary Authorized under Texas Government Code Ann., §551.071
13. Reconvene in Open Session and act on matters discussed in Executive Session, as necessary



A handwritten signature in blue ink that reads "Melissa J. Parks". The signature is written in a cursive style and is positioned above a horizontal line.

Melissa J. Parks  
Attorney for the District



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 155**

**Order Setting Tax Rate, Approving Tax Roll, and Levying Debt Service Tax  
and Maintenance and Operation Tax for the Year 2021**

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 155 (the "District") met at Workspace Suites, 16517 Longenbaugh Drive, Houston, Texas, on October 18, 2021, at which a quorum of said Board was present, as follows:

Margaret K. Dawson, President  
Jim Denmon, Vice President  
Clint Wilhelm, Secretary  
Corey Manahan, Director  
Barbara Scott, Director

and the following absent:

None

when the following business was transacted:

The Order set out below was introduced and considered by the Board. It was then moved, seconded and unanimously carried that the following Order be adopted:

Whereas, the Chief Appraiser of the Appraisal District in which the District participates has certified the tax roll of the District for the year 2021.

Whereas, in determining the tax rate to be levied, the Board has considered 1) the amount which should be levied for maintenance and operation purposes; 2) the amount which should be levied for the payment of principal, interest, and redemption price of each series of bonds or notes payable in whole or in part from taxes; and 3) the percentage of anticipated tax collections and the cost of collecting taxes, all in accordance with § 54.602(b) of the Texas Water Code.

Whereas, a majority of the electors voting in an election held for and within the District have heretofore approved and authorized the levy and collection of a tax for operations and maintenance purposes.

Therefore be it ordered by the Board of Directors as follows:

I.

The Board hereby directs that there be levied on all taxable property within the District an ad valorem tax for the year 2021 at the rate of \$0.70 per \$100 of assessed valuation for maintenance and operations.

II.

The Board hereby directs that there be levied on all taxable property within the District an ad valorem tax for the year 2021 at the rate of \$0.09 per \$100 of assessed valuation for debt service.

III.

The Board hereby approves the tax roll of the District as prepared by the tax assessor-collector for the year 2021.

IV.

Taxes shall be due and payable when billed and shall be paid on or before January 31, 2022. All taxes not paid before February 1, 2022 shall become delinquent on that date, and penalty and interest will be added in accordance with the Texas Property Tax Code.

V.

The Board hereby authorizes and instructs the District's tax assessor-collector to assess and collect the taxes authorized by the Board in this Order.

VI.

The Board hereby authorizes the President or Vice President to execute this Order and Secretary or Secretary Pro Tempore to attest to this Order on behalf of the Board and the District, and to do any and all things necessary to give effect to the intent hereof.

Margaret K Ouse  
President

ATTEST:

[Signature]  
Secretary

