

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 155**  
Minutes of Meeting of Board of Directors  
November 21, 2022

The Board of Directors (“Board”) of Harris County Municipal Utility District No. 155 (“District”) met November 21, 2022, 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

and the following absent:

Barbara Scott, Director.

Also present were Ms. Tonya Francis, District bookkeeper; Ms. Debbie Arellano, tax assessor-collector; Mr. John Taylor of Municipal Operations & Consulting; Mr. John Gerdes, District engineer; Mr. Michael Smith of Michael’s Maintenance Service, LLC; Mr. Pat Burke of Harris County MUD No. 172; 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 properly come before it.

1. The Board considered the following items from the Consent Agenda:

Minutes of the Board of Directors meeting held October 17, which the Board approved as presented.

Tax assessor-collector’s report, copy attached, including invoices and a list of delinquent accounts. Tax collections for 2021 are at 99.292% and for 2022 are 0.795% through October 31.

After discussion by the Board, upon unanimous vote, the Board approved the items on the Consent Agenda, including checks as reflected on the tax assessor-collector’s report.

2. The Board removed the bookkeeper’s report from the Consent Agenda this month and Ms. Francis reviewed the report in detail, including invoices, a schedule of investments, and investment report. A copy of the report is attached. Ms. Francis noted that the general operating budget included in the report did not reflect the \$45,000 parks expenditure amendment made at the previous meeting, but she noted that she would provide the correct budget. She then described checks no. 1141 and no. 1142 written on the joint water plant account and payable to the District and Harris County MUD No. 156 to correct a billing inaccuracy from November 2021. She next reported on a check not listed on the report written on the joint sewage

treatment plant account to pay the annual fee due to the Texas Commission on Environmental Quality. Finally, Ms. Francis reported that all of the District's accounts at Central Bank would begin using the bank's positive pay system which provides a fraud protection feature. After further discussion, upon motion by Director Wilhelm, seconded by Director Denmon, the Board voted unanimously to approve the bookkeeper's report and authorized release of the checks listed thereon, as well as the additional check on the joint sewage treatment plant account.

3. The Board opened the meeting for public comment. No public comment was offered.

4. John Taylor presented an operations report, copy attached, reflecting 825 connections, including two vacancies. Water accountability during the month was 95%. The sewage treatment plant had operated at 35% of permitted capacity and without excursions of permitted parameters.

Mr. Taylor presented one account in the total amount of \$133.76 which he recommended the Board deem uncollectable and authorize for referral to a collection agency. The Board authorized the recommended actions. Mr. Taylor then submitted a list of delinquent accounts to the Board for termination of utility service and stated that these customers have 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, 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 addressed plans for recoating of fire hydrants and reported he had been in contact with Brian Lunn of B & B Blasting. This contractor is in the process of putting together a quote for the work. Mr. Taylor reported that lift pump No. 2 in the north lift station at the sewage treatment plant which had been removed for evaluation last month had since been repaired and re-installed. As discussed last month concerning obtaining a flight pump, Mr. Taylor had obtained a proposal for the work and noted pricing had come in higher than expected. The operators are seeking an additional proposal. He also reported that it would not be necessary to install another line for backwashing, as this can be done manually. Mr. Taylor then reported he had spoken with Pumps of Houston about training and providing access to be able to reset the lift station pump monitoring system.

Mr. Taylor discussed purchase of a divot-crane hoist which would allow the operators to pull the District's pumps without calling in a crane truck. He had located a used crane for sale at \$3,500 and another at \$5,500, and he noted he would not expect installation costs to exceed \$2,000. The Board discussed the benefits of the District owning a crane and considered authorizing the operator to purchase it. After discussion, upon motion by Director Manahan, seconded by Director Wilhelm, the Board voted unanimously in favor of District purchase of both cranes. After further discussion, upon motion by Director Denmon, seconded by Director Wilhelm, the Board voted unanimously to approve the operator's monthly report.

5. The Board discussed matters related to the West Harris County Regional Water Authority. The Authority had lifted its drought measures effective November 15, and the Board agreed unanimously to rescind the District's Stage 1 drought measures at this time.

6. John Gerdes presented an engineer's report, copy attached. Mr. Gerdes reported on the status of work by CFG Industries at the joint sewage treatment plant, noting all work is complete and providing details. Mr. Gerdes next reported having received TCEQ approval of the existing emergency water interconnect with Harris County MUD No. 163 as well as separate resolution of an alleged violation at the water plant.

Mr. Gerdes reported on the project to clean, repair, and stain the District's fence. After the last meeting, he had contacted the contractor JAK Environmental, LLC about doing the work. JAK's proposal came in at \$24,291.75, and as had been authorized by the Board if the price did not exceed \$25,000, Mr. Gerdes had JAK proceed with the work. An issue had arisen in that upon completion of the project, the stain specified and used for the work had changed in color and appearance. The contractor had since identified a different stain in the correct color and submitted a change order for purchase of the stain as well as labor for reapplication. After discussion, upon unanimous vote, the Board authorized proceeding with the change order, as modified to reduce the labor cost by half. Mr. Gerdes also reported on emergency repairs to the District's fence at 16235 Kintyre Point Road. Mr. Gerdes requested that JAK repair 27 linear feet of fence and one gate, and JAK was able to complete the work for \$3,628.80. The engineer noted he had communicated with the Board's Park Committee on this matter. Concerning the Phase 2 backslope interceptor and fence replacement project along Horsepen Creek to the east of the gas pipeline corridor, Mr. Gerdes is continuing efforts to obtain three bids for the storm pipe and dirt work only. After further discussion, upon motion by Director Wilhelm, seconded by Director Denmon, the Board approved engineer's report.

7. Michael Smith presented and reviewed a landscape report, copy attached. He also discussed replacement of trees, noting the work had been delayed due to unavailability of trees. In addition to the three trees to be replaced under warranty, he noted two elm trees had been snapped by the wind and he recommended replacement with bald cypress trees. The Board requested Mr. Smith's assistance in solving problems with ants and also asked him to look into obtaining automatic/internet-connected controllers for the sprinkler system. It was noted that these controllers can help save water but need a good internet/wi-fi connection to perform properly.

8. The Board considered renewal of the District's insurance policies and reviewed a summary comparing current premiums to those proposed for renewal. The property premium had decreased and the boiler and machinery premium had increased. In total, there was a \$557 increase over last year's premium. After discussion, the Board agreed unanimously to renew the insurance in accordance with the proposal attached to these minutes. The District's bookkeeper noted she had not received an invoice for the insurance premiums, and Ms. Parks stated existing coverage will expire on December 15. To that end, the Board agreed to execute a check at this time to allow for immediate payment when the invoice arrives. Finally, the attorney confirmed that her office has completed review of insurance required of District consultants and reported all such insurance was current with certificates on file.

9. The Board opened the floor for comments from regional facility plant participants, but none were offered.

10. The Board discussed pending business, including the operating reserve adjustments under the joint water supply contract with MUD 156. Ms. Parks reported that a letter providing notice of the adjustment had been sent to the MUD 156 attorney, and the District's bookkeeper had sent an invoice directly to the MUD 156 bookkeeper. The Board of MUD 156 will not meet next until December 1. Finally, the Board discussed the date for its December meeting, and all present agreed it should be held on the regular meeting date.

There being no further business to come before the Board, the meeting was adjourned.



---

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, November 21, 2022**.

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

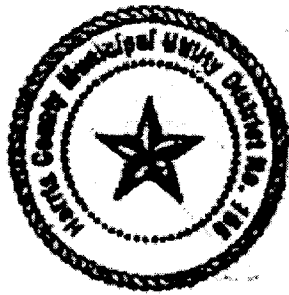
**CONSENT AGENDA:** The following items are considered routine by the Board and will be enacted by one motion if appropriate. No separate discussion will occur on these items unless a Board member or member of the public so requests, in which event, the item will be considered on the Regular Agenda.

1. Approve minutes of meeting held October 17, 2022
2. Tax assessor-collector's report and payment of invoices
3. Bookkeeper's report and payment of invoices; review and approve investment report

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

1. Presentation of public comments
2. 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; proposal to sandblast and paint fire hydrants
3. Matters related to West Harris County Regional Water Authority, including drought contingency measures
4. Engineer's report, including:
  - a. repair of District fence in Copperstone;
  - b. final work on rehabilitation of small plant;
  - c. backslope interceptor and fence replacement project; and
  - d. authorize preparation of plans as appropriate; authorize advertising for bids; award contracts; approve change orders
5. Report from Michael's Maintenance
6. Renewal of District insurance coverage
7. Annual review of consultant insurance
8. Pending business, including:
  - a. comments from/discussion with other participants in regional facilities;

- b. operating reserve adjustment under joint water supply contract with Harris County MUD No. 156; and
  - c. items for placement on next meeting agenda.
9. Executive Session as necessary Authorized under Texas Government Code Ann., §551.071
10. Reconvene in Open Session and act on matters discussed in Executive Session, as necessary



A handwritten signature in cursive script that reads "Melissa J. Parks".

---

Melissa J. Parks  
Attorney for the District