

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

Minutes of Meeting of Board of Directors

December 19, 2022

The Board of Directors (“Board”) of Harris County Municipal Utility District No. 155 (“District”) met December 19, 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 Mr. Jorge Diaz, 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; Ms. Jennifer Hanna of FORVIS, LLP; 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 November 21, which the Board approved as presented.

Tax assessor-collector’s report, copy attached, including invoices and a list of delinquent accounts. Through November 30, tax collections for 2021 are at 99.443% and for 2022 are 6.694%.

Bookkeeper’s report, a copy of which is attached hereto, including invoices, a schedule of investments and an investment report.

After discussion by the Board, upon motion by Director Wilhelm, seconded by Director Denmon, the Board unanimously approved the items on the Consent Agenda, including checks as reflected on the tax assessor-collector’s and bookkeeper’s reports.

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

3. John Taylor presented an operations report, copy attached, reflecting 825 connections, including five vacancies. Water accountability during the month was 93%. The sewage treatment plant had operated at 38% of permitted capacity and within permitted parameters.

Mr. Taylor presented one account in the total amount of \$18.20 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 followed up on discussions held last month about purchase and installation of cranes at the sewage treatment plant. He reported a crane had been installed at the north lift station and a second crane has been ordered. Operator Chris Sanchez has access to the lift station pump monitoring system and can reset the pumps. The Board asked if an automatic backwash system had been set up to prevent or reduce the need to pull and clean pumps. Mr. Taylor stated that it had not, and that automatic backwashing may not work with the existing check valve. It would be necessary either to install an automatic check valve or to re-pipe potable and non-potable lines. Mr. Taylor will work with Mr. Gerdes and report back to the Board. After further discussion, upon motion by Director Denmon, seconded by Director Wilhelm, the Board unanimously approved the operator's monthly report.

4. The Board considered provision of notice to District customers regarding District billing and prohibition of service terminations during extreme cold weather emergencies. Under Senate Bill 3 adopted by the Texas Legislature in 2021, a one-time notice about this information must be provided to customers by January 31, 2023. The Board reviewed a memorandum on the subject as well as the proposed form of notice and thereafter, upon unanimous vote, authorized the operators to provide the notice. Ms. Parks stated that the attorneys will prepare language for inclusion in the District's Rate Order as necessary to address extreme weather emergencies and payment plans which must be made available to requesting customers under Senate Bill 3.

5. 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. A certificate of completion has been generated and will be released once all payments are collected from all plant participants. Mr. Gerdes next reported on the status of communications with the Texas Commission on Environmental Quality concerning alleged violations. Finally, Mr. Gerdes reported that the Phase 2 backslope interceptor and fence replacement project along Horsepen Creek to the east of the gas pipeline corridor would proceed in 2023, as he is continuing efforts

to obtain three bids for the storm pipe and dirt work. After further discussion, the Board unanimously approved the engineer's report.

6. The Board discussed matters related to the West Harris County Regional Water Authority including its November 28 notice of fee increases. Effective January 1, 2023, the Groundwater Reduction Plan Fee will be \$3.95/1,000 gallons of groundwater pumped and the Surface Water Fee will be \$4.35/1,000 gallons water delivered by the Authority.

7. Michael Smith presented and reviewed a landscape report, copy attached. Regular maintenance is on schedule. Three damaged trees at the sewage treatment plant had been replaced with bald cypress trees, and Mr. Smith will also replace two storm-damaged trees by the benches with bald cypress trees. Mr. Smith also reported he had planted two red oak trees outside the fence. The Board reported observing graffiti on trash cans, but Mr. Smith had already removed it. Finally, Mr. Smith brought to the Board's attention an old unpaid invoice for irrigation repairs. After discussion, the Board approved issuance of check No. 1249 in the amount of \$374 to pay this invoice.

8. The Board discussed a letter to Patriot Utility Services demanding payment for the company's damage to sewer lines in the District at two locations on Harvester Street. The attorneys sent an initial collection letter for the outstanding \$5,821 on November 21 but it was returned undeliverable. A second letter was mailed December 15 to an updated address. If payment is not received in response to the letter from the District's attorney, the Board authorized the operator to refer the matter to a collection agency.

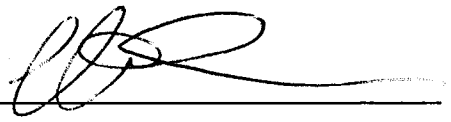
9. Jennifer Hanna approached the Board to review the District's audit for the fiscal year ended August 31, 2022. Her firm was providing an unqualified, clean opinion. She carefully reviewed the draft audit with the Board noting information of interest. At fiscal year end, the District had an approximately 1.75-year operating reserve in the general fund account, based on 2023 budgeted expenditures. The Board asked about the \$41,223 entry for the Millbrook Drive fence replacement within the Capital Assets and Related Debt section of the Management's Discussion and Analysis and requested that the bookkeeper and the auditor confer on this matter so the correct information is recorded. After further review by the Board, the audit was unanimously approved in substantially the form presented, subject to the above discussion, and the auditors were directed to file it with all appropriate entities. Once finalized, the audit will also be provided the District's tax assessor-collector for posting on the internet as required under the Texas Tax and Government codes. Ms. Hanna stated that while performing the audit, the accountants found the District's investments were in compliance with Chapter 2270 of Texas Government Code. The Board also reviewed and unanimously approved the attached Resolution affirming the Board's annual review of the District's existing investment policy.

10. The attorney confirmed that her office would submit the annual continuing disclosure documents for the District's outstanding bonds, as well as the annual eminent domain report required of entities such as the District which are authorized to exercise condemnation power.

11. The Board discussed pending business and confirmed the next quarterly meeting of participants in the joint sewage treatment plant would be held January 9, 2023. Representatives for all participants will be notified of this meeting, including directors of other water district participants.

12. The Board discussed items for placement on the next meeting agenda. Mr. Gerdes and Mr. Taylor reported they had been contacted with a request concerning sidewalks. Specifically, District residents had asked if the District would consider installing a sidewalk on the other side of the street at the Longenbaugh finger channel between Copperstone and Coppercreek. The Board agreed to consider this request at its next regular meeting.

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, December 19, 2022**.

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

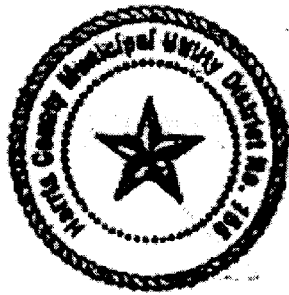
**CONSENT AGENDA:** The following items are considered routine by the Board and will be enacted by one motion if appropriate. No separate discussion will occur on these items unless a Board member or member of the public so requests, in which event, the item will be considered on the Regular Agenda.

1. Approve minutes of meeting held November 21, 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. Notice to customers under 2021 Senate Bill 3 regarding billing during extreme cold weather emergencies
4. Engineer's report, including:
  - a. backslope interceptor and fence replacement project; and
  - b. authorize preparation of plans as appropriate; authorize advertising for bids; award contracts; approve change orders
5. Matters related to West Harris County Regional Water Authority
6. Report from Michael's Maintenance
7. Audit Report for Fiscal Year Ended 8/31/2022; Resolution Affirming Review of Investment Policy, Strategies and Objectives; Annual review of qualified brokers; Review of investments for compliance with Senate Bill 253 (Texas Government Code, Chapter 2270)
8. Authorize continuing disclosure filing (due 2/28/23); update compliance document/website for annual audit

9. Eminent domain annual report
10. Pending business, including:
  - a. comments from/discussion with other participants in regional facilities and confirm next quarterly meeting on January 9, 2023; and
  - b. items for placement on next meeting agenda.
11. Executive Session as necessary Authorized under Texas Government Code Ann., §551.071
12. Reconvene in Open Session and act on matters discussed in Executive Session, as necessary



A handwritten signature in black 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