

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

Minutes of Meeting of Board of Directors

March 20, 2023

The Board of Directors (“Board”) of Harris County Municipal Utility District No. 155 (“District”) met on March 20, 2023, 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. Mario Garcia of Municipal Operations & Consulting; Mr. John Gerdes, District engineer; Mr. Michael Smith of Michael’s Maintenance Service, LLC; 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 February 20, 2023, which the Board approved as presented.

Tax assessor-collector’s report, copy attached, including invoices and a list of delinquent accounts. Through February 28, tax collections for 2022 are at 96.826% and for all prior years, collections are 99.567% or higher.

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 Dawson, the Board voted unanimously to approve 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. Mario Garcia presented an operations report, copy attached, reflecting 825 connections, including nine vacancies. Water accountability during the month was 96%. The

joint sewage treatment plant operated at 38% of permitted capacity and within permitted parameters.

Mr. Garcia presented one account in the total amount of \$550.36 which he recommended the Board deem uncollectable and authorize for referral to a collection agency. The Board authorized the recommended actions. Mr. Garcia then submitted a list of 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, 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. Garcia obtained the Board President's signature of the contract approved last month with Collections Unlimited of Texas Inc. and then reported on painting of piping and pumps at the District's water plant. The thickness of the piping had also been tested as discussed last month, and no issues were identified. Mr. Garcia reported that the operators have surveyed and prepared a list of the grease traps and/or sampling wells/manholes/points of the District's commercial and other non-single family customers. As discussed last month, the operators will use this list in connection with regular sampling and testing of waste discharges from these customers and they have scheduled sampling with the lab. The operators have also reviewed their records on backflow prevention device testing and certifications and updated same. The operators have installed a steel cage around the backflow prevention device at the joint sewage treatment plant and will also install an insulating cover. Installation of a sidewalk near the Longenbaugh finger channel between Copperstone and Copper Creek is complete. John Gerdes will confirm sealing of the expansion joints. The operator discussed installation of chlorine tanks at the joint sewage treatment plant and then presented a \$3,735 proposal to relocate and repair the pipe gate near the street entrance to the plant. Finally, Mr. Garcia noted that the sludge hauler K-3 BMI is implementing a Consumer Price Index-based adjustment of its rate (to \$0.05 per gallon) for sludge press services. After further discussion of operating matters, upon motion by Director Dawson, seconded by Director Wilhelm, the Board approved the report as presented and accepted the proposal for repair of the sewage treatment plant entrance gate.

4. John Gerdes presented an engineer's report, copy attached. Mr. Gerdes is obtaining cost estimates for the Phase 2 backslope interceptor and fence replacement project and will present the information next month prior to obtaining bids for the project. Regarding performance of electrical breakers at the joint sewage treatment plant, the engineer will consult with the electrical engineer about a retrofit, replacement or other appropriate action. In addition, the engineer is setting up communication between the electrical engineer and the District's electricity broker to discuss dealing with spikes at the water plant caused by the well and possible qualification for an industrial meter or installation of a soft start on the well motor. Mr. Gerdes next reported the engineers are working on plans and specifications for repainting and minor repair work at the ground storage tanks, and he anticipates advertising for bids for this project in September, 2023. Finally, Mr. Gerdes reported that since the Board's last meeting, Harris County Flood Control District had repaired the washout behind the slope panel near a

District sidewalk. After further discussion, upon motion by Director Denman, seconded by Director Wilhelm, the Board approved the engineer's report.

5. The Board discussed a request from Christ Covenant Church to purchase a 2-acre tract that the District had purchased from the church several years ago. The church had asked about the District's plans for use of the property and inquired about the District's willingness to sell it. The Board generally discussed the request and authorized the attorney to contact the church for more information about the church's intended use of the property. The Board agreed to further consider the matter as appropriate after obtaining such information.

6. There were no matters for Board consideration related to the West Harris County Regional Water Authority.

7. Michael Smith presented and reviewed a landscape report, copy attached. In response to a request from the Board, Mr. Smith discussed maintenance of the sidewalk at the bridge on Queenston and noted that although the area is not part of the regular program, it will be cleaned up on the next visit. Mr. Smith reported graffiti had been removed from the trash barrel near the channel between the sewage treatment plant and the school, but new graffiti had since been applied which he will soon remove. Mr. Smith then described a \$12,200 estimate he obtained from a subcontractor for removal of trees near the fences that will be replaced in the planned Phase 2 backslope interceptor and fence replacement project. Mr. Smith will obtain a copy of the proposal and present it for official Board review next month. The Board then requested that Mr. Smith repair a wobbly bench on the other side of the finger channel. Mr. Smith completed review of the remainder of his report, noting regular maintenance is on schedule and the irrigation system is operating normally.

8. The Board confirmed that the next quarterly meeting of regional sewage treatment plant participants will be held April 10, and Ms. Parks stated that notice will be provided in the usual manner to all participants.

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, March 20, 2023.**

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

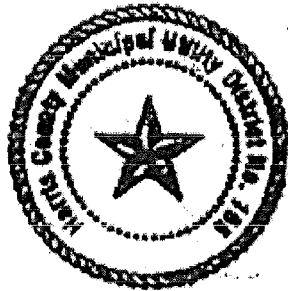
CONSENT AGENDA: The following items are considered routine by the Board and will be enacted by one motion if appropriate. No separate discussion will occur on these items unless a Board member or member of the public so requests, in which event, the item will be considered on the Regular Agenda.

1. Approve minutes of meeting held February 20, 2023
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 ongoing projects
3. Program for regular sampling and testing of waste discharges from commercial and non-single family customers
4. Engineer's report, including:
 - a. backslope interceptor and fence replacement project;
 - b. management of electricity usage at water plant;
 - c. recoating of ground storage tanks;
 - d. status of condition of channel panel near intersection of Horsepen Creek;
 - e. repair of gate at sewage treatment plant driveway;
 - f. lift station backwash system; and
 - g. authorize preparation of plans as appropriate; authorize advertising for bids; award contracts; approve change orders
5. Request from Christ Covenant Church for purchase of District property
6. Matters related to West Harris County Regional Water Authority
7. Report from Michael's Maintenance; review irrigation and tree trimming proposals; status of graffiti on trash barrel near channel between STP and schools

8. Pending business, including:
 - a. comments from/discussion with other participants in regional facilities and confirm schedule for next quarterly meeting of participants; and
 - b. 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



Melissa J. Parks

Melissa J. Parks
Attorney for the District