

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

Minutes of Meeting of Board of Directors

April 17, 2023

The Board of Directors (“Board”) of Harris County Municipal Utility District No. 155 (“District”) met on April 17, 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  
Barbara Scott, Director

and the following absent:

None.

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 March 20, 2023, which the Board approved as presented.

Tax assessor-collector’s report, copy attached, including invoices and a list of delinquent accounts. Through March 31, the rate of collection of 2022 taxes is 97.394%.

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 Scott, 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 discussed additional bookkeeping matters, specifically, the invoicing to Harris County MUD No. 172 for its portion joint sewage treatment plant expenses. It was reported that at the recent quarterly meeting of plant participants, No. 172 Director Pat

Burke stated No. 172 had not received a joint plant invoice in over two months. Ms. Francis confirmed that she had sent emails as usual transmitting the invoices to No. 172 representatives. The Board requested that the bookkeeper directly contact the No. 172 bookkeeper about this situation and ensure No. 172 has the information it needs to pay all outstanding invoices at its April board meeting. The directors also requested that the bookkeeper notify the Board when payments have not been received from plant participants. Ms. Francis mentioned that the bookkeepers had revised the form of the invoice to exclude aged receivables. After further discussion, the Board requested that the bookkeeper add to the monthly report an aging report for joint sewage treatment plant invoicing, and that an item be placed on the next meeting agenda for review of invoicing to joint sewage treatment plant participants.

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

4. Materials were presented regarding funds amounting to \$25,375 apparently held by the Texas Comptroller that are unclaimed by the District. The Board requested that the bookkeeper and attorney look into the matter and pursue claiming these funds.

5. Mario Garcia presented an operations report, copy attached, reflecting 825 connections, including three vacancies. Water accountability during the month was 94%. The joint sewage treatment plant operated at 38% of permitted capacity and within permitted parameters. The Board discussed water accountability calculations in detail and requested more information from the operator next month.

Mr. Garcia 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. There were no accounts this month deemed uncollectible and recommended for referral to a collection agency.

Mr. Garcia reported the operators had recently received results from effluent testing performed March 31 on samples taken from District commercial and multi-family customers. The operators will review this information in light of District requirements, including those in the District's Industrial Waste Order, and report back to the Board. After further discussion of operating matters, upon motion by Director Wilhelm, seconded by Director Scott, the Board approved the report as presented.

6. It was reported that emergency operations and critical load information had been compiled on District facilities by the operator and submitted to CenterPoint Energy and to emergency operations agencies. This annual submission registers the District's critical infrastructure with these entities, so the facilities are on record as those to be given priority for restoration of electric service after a hurricane or other disaster. Contact information for the

District's key operating personnel has also been submitted to emergency operations agencies for the county and state as required by law.

7. John Gerdes presented an engineer's report, copy attached. Mr. Gerdes has obtained cost estimates for the Phase 2 backslope interceptor and fence replacement project. Two estimates had been received so far and a third is expected. The estimates came in higher than expected and did not include fence replacement. After discussion, the Board indicated its interest in reviewing the third cost estimate and thereafter reconsidering the scope of work as appropriate and/or authorizing advertisement for bids for the project. In the meantime, Mr. Gerdes stated that he had obtained a \$10,962 bid for cleaning and staining the back side of the fence from the sewage treatment plant to the finger channel, and Michael Smith had obtained a proposal from New Image Trees to remove and replace 24 trees. The Board considered moving forward with staining and tree replacement at this time but after further discussion, agreed for now only to proceed with tree replacement. To that end, Mr. Gerdes will contact New Image to confirm bonding and insurance. If all is in order, Mr. Gerdes will prepare a written contract for this work.

Mr. Gerdes discussed performance of the main electrical breaker at the sewage treatment plant and noted this had been discussed at the recent plant participant meeting. Mr. Gerdes will speak further during the month with an electrical engineer and report back to the Board. Mr. Gerdes also discussed his communications with the electrical engineer and the District's electricity broker about dealing with spikes at the water plant caused by the well. The Board requested that the electricity broker be invited to attend the next meeting to address solutions. Also regarding electricity usage at the water plant, the Board asked the engineer to investigate exercising the pump using the right-angle drive instead of the electric pump.

Mr. Gerdes discussed renewal of the District's waste discharge permit, which will expire March 8, 2024. An application for renewal of the permit must be submitted no later than early September. Mr. Gerdes has engaged a consultant that will charge a flat fee for preparation of the renewal application and expects it will be completed and submitted well in advance of September. The Board approved this action, and Mr. Gerdes will keep the Board apprised.


Mr. Gerdes reported the engineers continue working on plans and specifications for repainting and minor repair work at the ground storage tanks, and he still anticipates advertising for bids for this project in September, 2023. Preliminary cost estimates received so far for this work have been higher than expected. The Board requested that the engineer also consider and estimate the cost of replacement of the tanks. After discussion, upon motion by Director Denmon, seconded by Director Scott, the Board approved the engineer's report and authorized proceeding with the tree removal project as discussed above.

8. Michael Smith presented and reviewed a landscape report, copy attached. He noted regular maintenance is on schedule, the irrigation system is operating normally, and graffiti on the trash can had again been removed and the trash can repainted. Mr. Smith reported he had ordered materials to repair the bench on the other side of the finger channel. Mr. Smith then discussed his landscaping contract with the District and noted he has not increased rates since 2014. His costs for providing service have risen, including especially the price of gasoline,

and he requested that the Board consider approving a 6% increase in his monthly rates. After discussion, the Board commented that the request appeared entirely reasonable and agreed to consider it at a future meeting in accordance with Mr. Smith's schedule.

9. The Board discussed pending business, including the request from Christ Covenant Church for purchase of a 2-acre tract from the District. Since the last meeting, Ms. Parks had communicated with the church, which had indicated it desired to acquire the land for a park. The Board noted that the District still intends to construct a community center on the site, so it is not interested in selling the property. The Board also indicated it has not made a decision on the time frame for construction of this center. Finally, Ms. Parks stated that her firm is increasing the hourly billing rate of its attorneys. Director Manahan stated his understanding that attorney fees were being charged at a flat monthly rate, with additional charges as necessary for special projects. Ms. Parks stated the fees are currently being charged on an hourly basis. She will bring more information to the next meeting

There being no 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, April 17, 2023.**

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

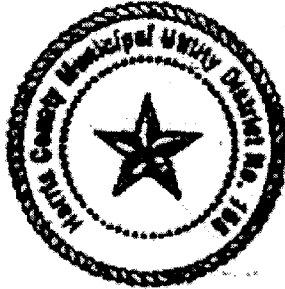
**CONSENT AGENDA:** The following items are considered routine by the Board and will be enacted by one motion if appropriate. No separate discussion will occur on these items unless a Board member or member of the public so requests, in which event, the item will be considered on the Regular Agenda.

1. Approve minutes of meeting held March 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. Review of unclaimed funds listed on Texas Comptroller website; authorize appropriate action
3. 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
4. Submission of Emergency Operations Information; Application for Critical Load Status
5. Engineer's report, including:
  - a. backslope interceptor and fence replacement project;
  - b. management of electricity usage at water and sewer plants;
  - c. application for renewal of waste discharge permit; and
  - d. authorize preparation of plans as appropriate; authorize advertising for bids; award contracts; approve change orders
6. Matters related to West Harris County Regional Water Authority
7. Report from Michael's Maintenance; review proposals for irrigation and tree trimming/removal
8. Pending business, including:
  - a. comments from/discussion with other participants in regional facilities;

- b. request from Christ Covenant Church for purchase of District property; 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 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