

## HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

Minutes of Meeting of Board of Directors

May 15, 2023

The Board of Directors (“Board”) of Harris County Municipal Utility District No. 155 (“District”) met on May 15, 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. John Taylor of Municipal Operations & Consulting; Mr. John Gerdes of Texas Land Engineers, Inc.; Mr. Jeff Penney of Harris County MUD No. 156; Mr. John Elder of Acclaim Energy Ltd.; 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 April 17, 2023, which the Board approved as presented.

Tax assessor-collector’s report, copy attached, including invoices and a list of delinquent accounts. Through April 30, the rate of collection of 2022 taxes is 98.134%.

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 duly made, seconded, and unanimously carried, the Board approved the items on the Consent Agenda, including checks as reflected on the tax assessor-collector’s and bookkeeper’s reports.

2. The Board reviewed invoicing of joint sewage treatment plant participants, including a copy of the most recent invoices prepared by the bookkeeper for each participant. The invoices clearly and separately reflect any past due balance in addition to the current billing.

The bills are sent the day after the Board's regular meeting each month. After review, the Board was satisfied with the information.

3. The Board opened the meeting for public comment. Mr. Penney addressed to the Board and generally discussed proposed development within MUD No. 156.

4. Ms. Parks reported that the District had received from Municipal Risk Management Group, LLC an annual arbitrage report indicating no action necessary at this time on the District's outstanding Series 2010 bonds. A 15th-year arbitrage rebate report will be due for this issue no later than 60 days after October 7, 2025, and a yield restriction/reduction report may also be required in 2025 if construction proceeds earn a rate of return higher than the bond yield prior to the proceeds being fully spent. The Board requested follow-up information, as these bonds will finally mature May 1, 2024.

5. The directors reviewed local government officer conflicts disclosure statements. Such disclosures are to be made annually. Each director completed same and provided his or her disclosure to Ms. Parks for the District's files.

6. John Taylor presented an operations report, copy attached, reflecting 825 connections, including two vacancies. Total water accountability during the month was 93%, and when limited to within the District, it was 85%. The operators are checking for leaks into storm sewers and for other conditions which could be causing the low accountability. The joint sewage treatment plant operated at 40% of permitted capacity and within permitted parameters.

Mr. Taylor 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. Thereafter, on the operator's recommendation, two accounts in the amount of \$88.49 were deemed uncollectable and referred to the District's collection firm.

Mr. Taylor reported that the flow meter between the District and No. 156 had been checked and calibrated. The meter was measuring within acceptable ranges at high and medium flows but was under-registering at low flows. Mr. Taylor recommended replacement of this six-inch meter and described three options. The Board discussed the options and asked about installing a 12-inch meter. Mr. Taylor stated use of a larger meter would require re-piping of the vault. After further discussion, the Board agreed to proceed with purchase and installation of a six-inch Neptune ultrasonic meter at a price of \$10,858, including installation. The Board directed communication be sent to No. 156 under the interconnect agreement concerning joint payment for the meter.

Mr. Taylor discussed work at the sewage treatment plant, noting the chlorine tanks had been installed. The Board then discussed and agreed to installation of a cover over the

backflow preventer at the sewage treatment plant for purposes of insulation. Director Manahan asked about cleaning and televising of District sewer lines. John Taylor and John Gerdes discussed the subject and the last times such action had been taken, agreeing there did not appear to be a need for such work at this time. After further discussion of operating matters, upon motion by Director Wilhelm, seconded by Director Denmon, the Board approved the report as presented.

7. Mr. Taylor reviewed with the Board the District's annual Consumer Confidence Report, pointing out changes from last year's report and noting no violations or issues. The operators will distribute this report to District customers by the July 1 deadline via a direct link placed on water bills and will then submit compliance documentation to the Texas Commission on Environmental Quality (TCEQ).

8. John Gerdes presented an engineer's report, copy attached. Mr. Gerdes reported on three bids obtained for adjustment of a backslope interceptor and installation of inlets near an area of collapsed fence. Fence repair was not included in the scope of work that was bid. The low bid was submitted by Danny's Dozer Service, LLC in the amount of \$74,592.50 and a project duration of 45 days. After discussion, the Board agreed to accept the proposal from the low bidder and approved moving forward with the work upon receipt of a written contract and confirmation of proper bonding and insurance. There was also discussion concerning the walkthrough on an overflow structure between some homes in Wheatstone Village. The Board discussed redoing this walkthrough but agreed the Wheatstone homeowner's association should first be contacted and notified of the District's intentions.

Mr. Gerdes discussed renewal of the District's waste discharge permit, noting the application is almost complete and ready to submit to TCEQ. He next discussed performance of the main electrical breaker at the sewage treatment plant. Mr. Gerdes is working with an electrical engineer to evaluate either purchasing and retrofitting a new breaker to have on hand or completely replacing the breaker and installing a new frame for it. After thorough discussion, Mr. Gerdes agreed to obtain more information and discuss the subject next month.

Mr. Gerdes discussed addressing electrical spikes at the water plant caused by the well. John Elder of Acclaim Energy addressed the Board in this regard. He reported Acclaim had reviewed usage history at both the water and sewer plants and found the billings to be accurate. The meters currently in place are smart meters, and Mr. Elder discussed the differences in peak demand measurement between smart meters and interval demand recorder (IDR) meters. The District's maximum demand is less than the threshold for an IDR meter, but Mr. Elder was willing to contact CenterPoint about seeking an exception. Mr. Elder also mentioned the possibility of changing the way the well motors are tested and noted it might be possible to make special billing arrangements with CenterPoint in that regard. Finally, Mr. Elder discussed the District's possible participation in a micro-grid program which involves putting power into the grid and as a result providing electricity reliability for program participants. Mr. Elder is willing to analyze these various options in detail for the District at Acclaim's hourly rate. The Board desired to receive this analysis and agreed unanimously to pay up to \$5,000 for it.

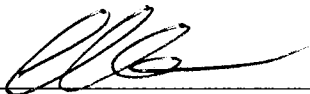
Mr. Gerdes discussed the District's ground storage tanks. As requested last month, he had obtained cost estimates for replacement of the tanks. He had also obtained

updated pricing for recoating and minor repair work. The Board discussed this information and recalled the last time the tank interiors were blasted and coated. Mr. Gerdes then described a longer-lasting coating (catalyzed resin) that can be used on tank interiors and stated he would get information and a quote for use of that material. The Board agreed to continue the discussion next month. Thereafter, upon motion duly made, seconded, and unanimously carried, the Board approved the engineer's report as presented.

9. There were no items to discuss this month concerning the West Harris County Regional Water Authority. The Board then reviewed a report from Michael's Maintenance Service which included a quote to cover graffiti on the concrete area and wooden rails on the Longenbaugh bridge and the concrete area at the Common bridge. The Board reviewed the \$2,235 proposal for this work and thereafter, upon unanimous vote, approved it, requesting that the surface area be cleaned before the work begins.

10. The Board discussed pending business, with John Taylor reporting that Municipal Operations & Consulting employee Tony Oakstreet is no longer operating the District's plant as he has been promoted to the position of Area Supervisor. Mr. Taylor reported an AA-licensed operator is operating the District's plant.

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, May 15, 2023**.

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

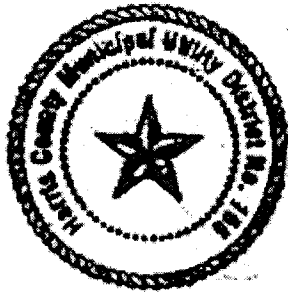
**CONSENT AGENDA:** The following items are considered routine by the Board and will be enacted by one motion if appropriate. No separate discussion will occur on these items unless a Board member or member of the public so requests, in which event, the item will be considered on the Regular Agenda.


1. Approve minutes of meeting held April 17, 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 joint sewage treatment plant participant invoicing
3. Arbitrage rebate report; authorize actions as necessary
4. Local government officers annual conflicts disclosure statement
5. 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
6. Review and approve annual Consumer Confidence Report
7. Engineer's report, including:
  - a. backslope interceptor and fence replacement project, including separate contract for tree removal;
  - 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
8. Matters related to West Harris County Regional Water Authority
9. Report from Michael's Maintenance

10. Pending business, including:
  - a. comments from/discussion with other participants in regional facilities; 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



  
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Melissa J. Parks  
Attorney for the District