

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

Minutes of Meeting of Board of Directors  
November 20, 2023

The Board of Directors (“Board”) of Harris County Municipal Utility District No. 155 (“District”) met on Monday, November 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  
Corey Manahan, Director

and the following absent:

Clint Wilhelm, Secretary  
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 of Texas Land Engineers, Inc.; District residents Emma Orellana, Tim Vogt, and Alex Lang; 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. In the absence of the Secretary, the Board designated Director Manahan as Secretary Pro Tempore.

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

Minutes of the Board of Directors meeting held October 16, 2023, which the Board approved as presented.

Tax assessor-collector’s report, copy attached, including invoices and a list of delinquent accounts. Through October 31, the rate of collection of 2022 taxes is 99.421%, and the 2023 taxes are 0.413% collected.

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

After discussion, upon motion by Director Dawson, seconded by Director Manahan, 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. Three District residents were in attendance to discuss the District's delinquent letter fee, which the Board agreed to take up at this time. Emma Orellana and Tim Vogt addressed the Board to discuss issues with the District’s delinquent letter fee. They described their usual methods and habits

concerning payment of their account and addressed the recent circumstances regarding the District's issuance of a delinquent notice. They disagreed with the District's delinquent letter charge and stated their desire for bill payment alternatives. Alex Lang also addressed the Board and expressed the same sentiments. John Taylor stated that the District offers electronic invoicing and that various payment alternatives are listed on the monthly bills. Mr. Taylor also reviewed the verbiage on delinquent letters informing customers of the delinquency and providing additional information. The Board discussed the District's billing cycle and processes. The Board appreciated receiving input from these residents but agreed appropriate information concerning billing and delinquencies is provided to District customers by the operator pursuant to the District's Rate Order.

3. The Board discussed the status of both the adjusted joint water plant operating reserve and the deposit of the pro rata share of construction costs for the ground storage tank project. Ms. Parks had sent a letter to Harris County MUD No. 156 on both subjects and had spoken with the No. 156 attorney, who had indicated payment of the increased reserve was on the way. He also indicated that No. 156 had discussed the ground storage tank rehabilitation project and requested more information. To that end, Mr. Gerdes reported on his communications with the No. 156 engineers about the project. After discussion, the Board noted its expectation that No. 156 will approve a check at its November board meeting for payment of its share of this project.

4. John Taylor presented an operations report, copy attached. The report reflected 826 connections, including five vacancies. Total water accountability during the month was 99%, and when limited to within the District, it was 96%. Mr. Taylor reported that the new meter had not yet been installed at the water interconnect with No. 156. The sewage treatment plant had operated at 42% of permitted capacity during the month.

Mr. Taylor reported there were no accounts deemed uncollectable this month and then submitted a list of 46 delinquent accounts eligible for termination of utility service for nonpayment. He 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, the Board acknowledged that pursuant to provisions of the District's Rate Order, the operator will proceed with termination of utility service to said accounts. Mr. Taylor then confirmed that due to the Thanksgiving holiday, door tags will be placed on November 21, but terminations will not occur until November 28.

Mr. Taylor discussed operation of the booster pumps at the water plant and noted that next month he will bring more information about installation of a soft start or a capacitor with a bypass contactor. Finally, Mr. Taylor reported that Gilbert Solis will soon begin working as the plant operator. After further discussion, upon motion by Director Denmon, seconded by Director Dawson, the Board voted unanimously to approve the operator's report as presented.

5. John Gerdes presented an engineer's report, copy attached. He began with a discussion of the District's pedestrian bridge crossing Horsepen Creek. Since the last meeting, Ms. Parks had written to Harris County MUD No. 172 about reports the District had received via

the Harris County Flood Control District about unsafe conditions on the bridge. The letter noted that Flood Control had since informed the District that Flood Control had visited the site and observed no unsafe condition of the bridge itself or the abutment. It appears the reported condition involves access to the bridge from the No. 172 side of the channel and does not involve any trail constructed by the District. The letter indicated it appeared to the Board that the condition would best be addressed by No. 172 in coordination with Flood Control by addition of a sidewalk or path from the bridge to the existing sidewalk near W. Copper Village Drive. The Board discussed the matter and the history of the District's installation of the bridge and construction of a trail along several Flood Control units within the District in 2011. The Board reviewed materials provided by John Gerdes showing the location of the bridge on property apparently owned by No. 172 by virtue of a quitclaim deed and also within a Harris County Flood Control easement. No. 172 has not yet responded to the letter but informally indicated no interest in constructing a path. The Board indicated an interest in resolving the situation. It agreed No. 172 should be approached about interest it may have in conveying such land to the District for possible construction of a path.

Mr. Gerdes reported on the status of the Phase 3 backslope interceptor and fence replacement project, noting that the plans had been adjusted and bids collected for this project. The bids do not include irrigation or grass installation. The overflow structure is also not included in the project but will be coordinated with it. The bids had come in higher than expected, and the Board agreed the parks committee should further review them with the engineer and consider how to proceed from here within the allotted parks budget. There was discussion about whether there are additional interceptors to be addressed beyond this Phase 3 project, which the committee will also discuss with the engineer. Mr. Gerdes indicated he could amend the Phase 3 scope of work to include irrigation and will further discuss this with the parks committee.

Mr. Gerdes briefly addressed the status of renewal of the District's waste discharge permit, noting that the process is nearing completion. Mr. Gerdes continues to work with the District's operators to coordinate purchase of a new main breaker at the sewage treatment plant and address electrical spikes at the joint water plant. He next reported on the project for cleaning, painting, and minor repair of ground storage tank No. 1 at the joint water plant. Contractor CFG Industries, LLC began work in late October and should complete the project by the end of January. Work is 25.5% complete to date. The contractor's first pay application has been received but not yet processed. After further discussion, upon motion by Director Denmon, seconded by Director Manahan, the Board voted unanimously to approve the engineer's report.

6. The Board discussed matters related to the West County Regional Water Authority. Effective November 8, the Authority withdrew its implementation of Stage 1 voluntary drought measures. Mr. Taylor reported that in coordination with this action, the District had discontinued implementation of Stage 1 measures under its own Drought Contingency Plan.

7. The Board reviewed and discussed a monthly landscape maintenance report prepared by Michael Smith of Michael's Maintenance Service. The report indicated regular maintenance is on schedule.

8. The Board considered renewal of the District's insurance policies and reviewed a summary comparing current premiums to those proposed for renewal. The premiums for the property and boiler & machinery policies have increased as the replacement value of the insured property had increased slightly. Notably, coverage of the District's three pedestrian bridges along the trail system was no longer available under the property insurance policy with Midvale Indemnity Company but could be provided under a separate policy with Liberty Mutual for a \$5,394 premium. Ms. Parks reported the insurance agent had informed her that Midvale would no longer insure bridges in excess of 50 feet in length, so the agent had obtained the coverage via a separate policy. The Board discussed this situation and noted that during episodes of flooding over the years, including Hurricane Harvey, the District's bridges had not been damaged. If the District will continue obtaining property insurance coverage for the bridges, it would prefer coverage be provided under the property policy as before. To that end, the Board directed the attorney to seek such coverage, including as necessary from another insurance agent, and agreed to hold a special meeting if necessary to consider the subject prior to the December 15 expiration of current policies.

9. The attorney confirmed that her office has completed review of insurance required of District consultants. She distributed materials summarizing such review and reported all such insurance was current with certificates on file.

10. The Board discussed pending business. As there were no regional waste treatment plant participants in attendance, there were no comments or discussions about the facilities.

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

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Secretary