

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

Minutes of Meeting of Board of Directors

January 15, 2024

The Board of Directors ("Board") of Harris County Municipal Utility District No. 155 ("District") met on Monday, January 15, 2024, 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 Mr. Jorge Diaz of McLennan & Associates, LP; Mr. John Taylor of Municipal Operations & Consulting; Mr. John Gerdes of Texas Land Engineers, Inc.; Mr. Jeff Penney of Harris County MUD No. 156; 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 meeting held December 18, 2023, which the Board approved as presented.

Tax assessor-collector's report, copy attached, including invoices and a list of delinquent accounts. Through December 31, the rate of collection of 2022 taxes is 99.421%, and the 2023 taxes are 24.936% collected.

Bookkeeper's report, a copy of which is attached hereto, as well as invoices, a schedule of investments, and an investment report. Mr. Diaz reported that six checks had been issued on the joint water plant account payable to the West Harris County Regional Water Authority to replace six previous payments (checks No. 1243 & 1244, 1255 & 1256, 1266 & 1267) that the Authority indicated it had not received. The District's bookkeeper has contacted the Authority concerning this matter.

After discussion, upon motion by Director Manahan, seconded by Director Denmon, 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 comments were offered.

3. The Board considered adoption of an Order calling a directors election for May 4, 2024 and upon unanimous vote, the Board adopted the Order as presented.

4. The Board considered adoption of a general residence homestead tax exemption. It was reported to the meeting that under the Texas Constitution the District may exempt from ad valorem taxation by its own action up to 20% of the market value of each residence homestead owned by an adult and taxable by the District, but not producing an exemption of less than \$5,000 when such percentage applied to a particular homestead. After discussion, upon motion duly made, seconded, and unanimously carried, the Board adopted the attached Order providing for a general homestead exemption in the amount of 20% of the market value of residence homesteads for the year 2024.

5. John Taylor presented an operations report, copy attached. The report reflected 826 connections, including two vacancies. Total water accountability during the month was 100%, and when limited to within the District, it was 85%. The sewage treatment plant had operated at 38% of permitted capacity during the month and without excursions.

Mr. Taylor submitted a list of delinquent accounts eligible for termination of utility service for nonpayment. Mr. Taylor stated that the customers in question 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. No customers were in attendance and the operator confirmed they had not contacted the operator's office or the District in response to such notice. 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 reported there were no accounts deemed uncollectable this month.

Mr. Taylor noted that due to current sub-freezing temperatures and possibly deteriorating conditions, the operators will have personnel stationed in the vicinity of District facilities to assist with weather-related problems that may arise. He then addressed electrical spikes at the water plant and reported on his communications with a representative of STP Services about installation of a device to record the occurrence of spikes. The Board indicated it is more interested in finding the cause of the spikes, and to that end, Mr. Taylor will continue looking into the matter and keep the Board apprised. Mr. Taylor next reported that, as previously authorized by the Board, the operators have located a second crane for installation at the sewage treatment plant (south lift station). After further discussion, upon unanimous vote, the Board approved the operator's report as presented.

6. John Gerdes presented an engineer's report, copy attached. He discussed the Phase 3 backslope interceptor and fence replacement project and discussed change order No. 2 of Danny's Dozer Service, LLC in the amount of \$23,000. The change order was necessary due to conditions encountered in the field concerning removal and replacement of the sidewalk. Per project design, the storm pipes are now located just outside the water line easement, resulting in use of less storm inlets and pipes, but requiring removal and replacement of more portions of

sidewalk. Mr. Gerdes also presented Danny's pay estimate No. 1 in the amount of \$125,807.40, and upon unanimous vote, the Board approved payment of the pay estimate and also approved change order No. 2. Mr. Gerdes stated that installation of irrigation will be bid, and Danny's will hold its \$3,500 change order for irrigation piping and digging of the trench.

Mr. Gerdes reported on the recent meeting of participants in the regional sewage treatment plant. The engineer observed work was needed at the air drop headers and will meet with the District's operators and coordinate arrangements for this work. Mr. Gerdes updated the Board on the status of renewal of the District's waste discharge permit expiring in March, 2024. He also reported he is coordinating with the District's operator the purchase of the main electrical breaker at the sewage treatment plant.

Mr. Gerdes reported on the project for cleaning, painting, and minor repair of ground storage tank No. 1 at the joint water plant. The project is approximately 90% complete, and Mr. Gerdes presented pay estimate of CFG Industries LLC in the amount of \$78,975 for Board approval. After discussion, the Board unanimously authorized payment to the contractor as recommended by the engineer. After further discussion of engineering matters, upon motion by Director Denmon, seconded by Director Scott, the Board approved the report as presented.

7. There were no matters related to the WHCRWA to be discussed at this time.

8. The Board discussed the District's Rules and Regulations for Walking Paths, Hike and Bike Trails, Parks and Recreational Areas, and Establishing Penalties for Violations. These rules and regulations have been in place since 2016, and a summary of the rules is posted conspicuously at or near the entrances to the District's paths, trails, and recreational areas. The rules and regulations remain in force and effect and Board agreed they needed no amendments.

9. The Board discussed pending business. There were no comments from participants in the regional waste treatment plant, and the Board identified no items for placement on the next meeting agenda.

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, January 15, 2024.** 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 December 18, 2023
2. Tax assessor-collector's report and payment of invoices; delinquent accounts
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. Order for Election of Directors
3. Order Adopting Residence Homestead Exemptions
4. Operator's report; review active connections and water accountability; status of operation, maintenance, and repair of District facilities; consider customer appeals; termination of service on delinquent accounts; status of ongoing projects
5. Engineer's report, including:
 - a. backslope interceptor project phase 3;
 - b. project for blasting/recoating of ground storage tank;
 - c. management of electricity usage at water and sewer plants; and
 - d. authorize preparation of plans as appropriate; authorize advertising for bids; award contracts; review and approve contractor pay estimates and change orders
6. Matters related to West Harris County Regional Water Authority
7. Report from Michael's Maintenance
8. Review of District's Rules and Regulations for Walking Paths, Hike and Bike Trails, Parks and Recreational Areas and Establishing Penalties for Violations
9. Pending business, including:
 - a. comments from/discussion with other participants in regional facilities;

- b. matters regarding pedestrian bridge crossing Horsepen Creek; and
 - c. items for placement on next meeting agenda
10. Executive Session as necessary Authorized under Texas Government Code Ann., §551.071
11. Reconvene in Open Session and act on matters discussed in Executive Session, as necessary



Melissa J. Parks

Melissa J. Parks
Attorney for the District

AVISO DE ASAMBLEA PÚBLICA

Se notifica por el presente a todos los miembros del público interesados que la Junta Directiva del Distrito mencionado en el título realizará una asamblea pública en Workspace Suites, 16517 Longenbaugh Drive, Houston, Condado de Harris, Texas 77095.

La asamblea se celebrará a las 6:00 p.m. el día 15 de enero de 2024.

El asunto a tratar en la asamblea será considerar y actuar sobre lo siguiente:

Adoptar una Orden para convocar una Elección de Directores

THÔNG BÁO CUỘC HỌP CÔNG KHAI

Theo đây xin thông báo cho tất cả các thành viên cộng đồng quan tâm về việc Ban Giám Đốc của cơ quan ghi trên sẽ tổ chức một cuộc họp công khai tại Workspace Suites, 16517 Longenbaugh Drive, Houston, Quận Harris, Texas 77095.

Phiên họp sẽ được tổ chức vào 6:00 chiều vào ngày 1 tháng 2 Năm 2024.

Chủ đề của cuộc họp là xem xét và thực thi nội dung sau đây:

Thông Qua Lệnh Yêu Cầu Tổ Chức Cuộc Bầu Cử Các Giám Đốc

公眾會議通知

茲此通知所有相關公眾人士，本區董事會將於 Workspace Suites, 16517 Longenbaugh Drive, Houston, Harris 縣, Texas 77095 召開一次公眾會議。

會議將於 2024 年 1 15 6:00 p.m. 舉行。

本次會議的主題將是審議並執行以下事項：

採納關於召集董事選舉的命令



Melissa J. Parks
Attorney for the District