

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

Minutes of Meeting of Board of Directors

February 19, 2024

The Board of Directors ("Board") of Harris County Municipal Utility District No. 155 ("District") met on Monday, February 19, 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 Ms. Debbie Arellano, tax assessor-collector; Mr. Jorge Diaz of McLennan & Associates, LP; Mr. John Taylor of Municipal Operations & Consulting; Mr. John Gerdes of Texas Land Engineers, Inc.; Mr. Michael Smith of Michael's Maintenance; 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 January 15, 2024, which the Board approved as presented.

Tax assessor-collector's report, copy attached, including invoices and a list of delinquent accounts. Through January 31, the rate of collection of 2023 taxes is 93.27%.

Bookkeeper's report, a copy of which is attached hereto, as well as invoices, a schedule of investments, and budget comparison reports.

After discussion, upon motion by Director Denmon, seconded by Director Wilhelm, 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 further considered matters related to District property taxes. Ms. Arellano reported that a taxpayer had requested waiver of penalties and interest on the fourth of her quarterly payments of 2022 taxes. The taxpayer's 2023 taxes are paid in full, as are 3/4 of her 2022 taxes. After discussion, a majority of the Board, with Director Manahan voting against, authorized waiver of penalties and interest on the taxpayer's fourth quarterly payment.

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

4. The Board considered an Order confirming engagement of a delinquent tax collection attorney and levying an additional 20% penalty on 2023 taxes which remain delinquent on April 1, 2024 (personal property) and July 1, 2024 (real property). After discussion, the Board voted unanimously to adopt the attached Order.

5. John Taylor presented an operations report, copy attached. The report reflected 826 connections, including three vacancies. The sewage treatment plant had operated at 47% of permitted capacity during the month and without excursions. Total water accountability during the month was 97%, and when limited to within the District, it was 41%. To that end, Mr. Taylor reported that the meter at the interconnect with Harris County MUD No. 156 is inoperative. A new eight-inch meter was ordered over seven months ago and will be installed upon receipt. In the meantime, the District will bill No. 156 in accordance with applicable provisions of the joint water plant agreement between the districts for the charges of the West Harris County Regional Water Authority (WHCRWA), which are allocated based on consumption.

Mr. Taylor submitted a list of 15 delinquent accounts eligible for termination of utility service for nonpayment. 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 reported there were no accounts deemed uncollectable this month.

Director Dawson mentioned a loud noise emanating from the sewage treatment plant during rain events. Mr. Taylor stated the operators adjusted the water flow to prevent this from recurring. Mr. Taylor reported that the small sewage treatment plant had been pumped down to repair the airdrops, and a hose at the large plant had been reconnected to the diffuser. There was a discussion about changing from a coarse air system to the use of fine air, which should provide better cleaning. Mr. Gerdes and Mr. Taylor will discuss this and make a recommendation to the Board. Finally, Mr. Taylor reported that a used davit crane had been delivered and would soon be installed at the south lift station at the plant. After further discussion, upon motion by Director Wilhelm, seconded by Director Scott, the Board unanimously approved the operator's report as presented.

6. The Board reviewed the District's Identity Theft Prevention Program and was advised that no changes to the program were required at this time. Mr. Taylor presented a letter confirming that the operators administer the program and that no red flag incidents had occurred in 2023. Accordingly, upon motion duly made and seconded, the Board unanimously adopted the attached Resolution Affirming Identity Theft Prevention Program.

7. John Gerdes presented an engineer's report, copy attached. He discussed the Phase 3 backslope interceptor and fence replacement project and reported that it was complete with the exception of irrigation. He presented the final pay estimate of Danny's Dozer Service, LLC in the amount of \$46,128.60 and recommended payment of same. Upon unanimous vote, the Board authorized the payment. Mr. Gerdes had not yet obtained bids for installation of irrigation

in the area of the project but would do so and present them for Board approval next month. Michael Smith noted that a proposal for maintenance of this irrigation system should also be obtained.

Mr. Gerdes updated the Board on the status of renewal of the District's waste discharge permit expiring March 8, 2024. The Texas Commission on Environmental Quality (TCEQ) has not yet provided the final verbiage which must be published prior to permit renewal. Mr. Gerdes will stay in contact with TCEQ about this and obtain written confirmation on the status of the renewal process.

Mr. Gerdes discussed management of electricity usage at the District's water and sewer plants. The District is still awaiting arrival of the main electrical breaker for the sewage treatment plant. Mr. Taylor reported that although not approved by the Board, a subcontractor had ordered a digital readout device to record information about the occurrence of electrical spikes at the water plant. After discussion, the Board nevertheless agreed that if the cost to obtain and install the device does not exceed \$3,500, the Board will authorize the acquisition.

Mr. Gerdes reported on the project for cleaning, painting, and minor repair of ground storage tank No. 1 at the joint water plant. This project is 100% complete and had come in under budget. Director Scott then asked about the project for power washing the fences at the lift station and in the area where the backslope interceptor project and drainage improvements had just been completed. Director Denmon mentioned addressing repairs and eventual replacement of fencing and the resulting need to amend the park improvements budget. Mr. Gerdes will gather information for Board discussion next month. Finally, Mr. Gerdes mentioned having recently received a request from the church located at the intersection of West Road and Queenston for District approval of installation of a pavilion. The church had not yet submitted plumbing plans, so further discussion at this time is premature. Thereafter, upon motion by Director Scott, seconded by Director Wilhelm, the Board approved the engineer's report as presented.

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

9. The Board discussed a report from Michael's Maintenance. A copy of the report is attached to these minutes.

10. Ms. Parks reported on the requirement under §203.16 of the Texas Local Government Code that municipal utility districts annually provide certain records and information concerning their finances and tax rates to the Texas Comptroller. The Comptroller posts this information on its Special Purpose District Public Information Database. The attorneys will prepare and submit the required information by the April 1, 2024 deadline.

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, February 19, 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 January 15, 2024
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 Levying Additional Penalty for Delinquent Taxes
3. 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
4. Resolution Affirming Identity Theft Prevention Program
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. Annual Submission of Information to Texas Comptroller's Special Purpose District Public Information Database pursuant to Texas Local Government Code, §203.061, et seq

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