

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

Minutes of Meeting of Board of Directors

March 18, 2024

The Board of Directors (“Board”) of Harris County Municipal Utility District No. 155 (“District”) met on Monday, March 18, 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; 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 February 19, 2024, which the Board approved as presented.

Tax assessor-collector’s report, copy attached, including invoices and a list of delinquent accounts. Through February 29, the rate of collection of 2023 taxes is 95.825%.

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 opened the meeting for public comment. Mr. Penney commented that MUD No. 156 had received a request for renewal of a utility commitment for a proposed new apartment complex. No further public comments were offered.

3. The Board considered amendment of the District’s general operating budget for the fiscal year ending August 31, 2024. The Board declined to take action on this item, as the

cost for installation of the irrigation line for the Phase 3 backslope interceptor and fence replacement project was not yet available.

4. John Taylor presented an operations report, copy attached. The report reflected 826 connections, including four vacancies. The sewage treatment plant had operated at 41% of permitted capacity during the month and without excursions. Total water accountability during the month was 96%, and when limited to within the District, it was 49%. To that end, Mr. Taylor reported that the meter ordered approximately eight months ago had arrived and been installed at the interconnect with Harris County MUD No. 156, which should improve accountability. Under the joint plant contract with No. 156, the cost of the meter is to be split evenly between the districts. The District's bookkeeper and attorney will communicate about this with their counterparts at No. 156 after the District's operator provides them a copy of the invoice.

Mr. Taylor submitted a list of 28 delinquent accounts eligible for termination of utility service for nonpayment. The listed 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. No customers were in attendance and the operator confirmed none had contacted the operator or the District in response to such notice. Mr. Taylor reported that the large amount owed by the 24th listed account is due from an apartment complex (\$4,625.12 is past due, and \$5,167 is due for the current month), and the operators will contact the complex to seek payment in an effort to avoid termination. 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.

Mr. Taylor stated that at the next regular meeting, a proposal will be presented for Board consideration for the operators to conduct a lead service line inventory as required under the federal lead and copper rule. This inventory must be submitted to the Texas Commission on Environmental Quality (TCEQ) by October 16, 2024. After further discussion of operating matters, upon motion by Director Scott, seconded by Director Denmon, the Board unanimously approved the report as presented.

5. The Board considered Drought Contingency and Water Conservation plans, drafts of which had previously been provided in the meeting packet. After a full review and discussion, both plans were approved in accordance with the attached Order and Resolution.

6. John Gerdes presented an engineer's report, copy attached. He discussed the Phase 3 backslope interceptor and fence replacement project, noting it is complete with the exception of irrigation. The engineer is still in the process of obtaining irrigation system bids. Mr. Gerdes next updated the Board on the status of renewal of the District's waste discharge permit which expired March 8, 2024. The TCEQ contacted Mr. Gerdes seeking completion of additional forms which he is in the process of providing.

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. The digital readout device to record information about electrical spikes at the water plant will soon be installed. There was discussion about the possibility of making an adjustment to the soft start at the water well.

Mr. Gerdes discussed issues he observed in the concrete overflow structure near the back of Millers Way, in the area where the recent interceptor and fence work had been done. He saw cracks in the structure, and upon further investigation, discovered a hollow area. The operator and engineer are further investigating to determine whether the problem originated from issues with District's sanitary sewer lines or with Harris County's storm sewer lines. These lines will be televised, and, as necessary, geotechnical testing will be conducted. If the problem is with the storm sewer, Mr. Gerdes will contact Harris County for repair.

Mr. Gerdes briefly addressed the District's pedestrian bridge crossing Horsepen Creek. Ms. Parks confirmed there had still been no official response from No. 172 concerning the District's interest in resolving the situation if the District obtained title to the area located within No. 172 at the end of the bridge. The Board mentioned an interest in possibly attending a meeting of the Copper Village HOA to determine if the HOA was interested in helping resolve the situation. After further discussion of the engineer's report, upon motion by Director Scott, seconded by Director Denmon, the Board approved the report as presented.

7. The Board discussed matters related to the West Harris County Regional Water Authority. Director Dawson reported she had attended the most recent meeting of the Authority.

8. The Board discussed a report from Michael's Maintenance. A copy of the report is attached to these minutes. Mr. Smith stated there were no issues upon which the Board needed to act at this time. Mr. Smith mentioned that the tree and shrub project had not been done in the fall, but he intended to do it this spring. The Board agreed with this course of action.

9. The Board discussed the director election called for May 4, 2024. No candidates had applied for a place on the ballot other than incumbent Directors Dawson, Denmon, and Scott. Accordingly, the Secretary of the Board executed a Certificate of Unopposed Candidacy and No Declared Write-In Candidates. Thereafter, upon motion duly made, seconded, and unanimously carried, the Board adopted the attached Order Declaring Unopposed Candidates Elected and Canceling Election. The new terms of office of the directors declared re-elected will begin at the first Board meeting held after May 4.

10. The Board discussed pending business, including the quarterly meeting of participants in the joint sewage treatment plant, currently scheduled for April 8. Ms. Parks reported that some participants had indicated they would not be able to attend because they would be observing the total solar eclipse. After discussion, the Board agreed to reschedule the quarterly meeting for April 22 at 9:30 in the morning.

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

Secretary