

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

Minutes of Meeting of Board of Directors

April 15, 2024

The Board of Directors (“Board”) of Harris County Municipal Utility District No. 155 (“District”) met on Monday, April 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 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. Barry Hards of Texas Groundworks Management (TGM) 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 March 18, 2024, which the Board approved as presented.

Tax assessor-collector’s report, copy attached, including invoices and a list of delinquent accounts. Through March 31, the rate of collection of 2023 taxes is 96.728%.

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 Wilhelm, seconded by Director Scott, 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. Barry Hards of TGM addressed the Board and discussed landscaping and other services offered by TGM. On behalf of the company, he requested an opportunity to bid on work of this type undertaken by the District. The Board thanked Mr. Hards for this information. No further public comments were offered.

3. 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 93%, and when limited to within the District, it was 52%.

Mr. Taylor submitted a list of 31 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. Mr. Taylor presented a request from the manager of an apartment complex within the District for removal of late fees. The apartment manager attributed the late payments to a transition in corporate operations. After discussion, the Board unanimously denied the request and recommended that the apartment manager seek reimbursement from its bill-paying consultant. No other customers were in attendance or had contacted the operator in response to the written notification of delinquency. 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 the listed accounts. Mr. Taylor next presented one delinquent closed account recommended for write-off and sending to collections in the amount of \$117.93. The Board unanimously authorized the recommended action.

Mr. Taylor reviewed the annual Consumer Confidence Report (CCR) with the Board, and it was unanimously approved in substantially the form presented. The Board authorized the CCR to be distributed and filed as required by law, including distribution to customers by way of a URL link and/or QR code printed on a monthly bill provided before July 1.

The Board discussed preparation of a lead service line inventory as required under federal lead and copper rules as administered in Texas by Texas Commission on Environmental Quality (TCEQ). Mr. Taylor described actions planned by Municipal Operations & Consulting to complete the service line inventory prior to the October, 2024 deadline. For homes and buildings constructed after 1989, no site visit will be necessary and the charge for the inventory will be \$4 per connection. For connections made before 1989, site visits will be required, and if a dig-up is necessary, the charge will be \$35 per connection. The operators intend to work with the District's engineer as necessary to finalize the report prior to submission to the United States Environmental Protection Agency. After discussion, the Board approved this process and authorized the operator to proceed with the inventory.

Mr. Taylor reported that the new meter at the interconnect with Harris County MUD No. 156 has been installed. He next reported that the digital readout device to record information about electrical spikes at the water plant had arrived and would soon be installed. The main electrical breaker switch for the sewage treatment plant is still on order. Mr. Taylor next discussed the meter-replacement program, stating it is underway but, due to issues with supply, has been delayed. The Board requested that each month Mr. Taylor report on the number of meters replaced under the program. Finally, the Board discussed with Mr. Taylor the increasing price of chemicals used at the sewage treatment plant. After further discussion of operating matters, upon motion by Director Denmon, seconded by Director Scott, the Board unanimously approved the report as presented.

4. It was reported that the operators have compiled emergency operation and critical load information on the District's facilities and submitted this information to CenterPoint Energy and to emergency operations agencies. Contact information for the District's key operating personnel has also been submitted to emergency operations agencies for the county and state as required by law. These annual submissions register the District's critical infrastructure with these

entities, so the facilities are on record as those to be given priority for restoration of electric service after a hurricane or other disaster.

5. John Gerdes presented an engineer's report, copy attached. He discussed installation of approximately 1,200 linear feet of irrigation facilities in the area where the Phase 3 backslope interceptor and fence replacement project was recently completed. Mr. Gerdes has obtained two proposals and will seek two more, including from TGM. After discussion, upon unanimous vote, the Board authorized expenditure of up to \$15,500 for this work, with the contractor to be selected by the District's parks committee.

Mr. Gerdes next updated the Board on the status of renewal of the District's waste discharge permit which expired March 8, 2024. Additional testing was requested by the TCEQ, which has been conducted and the results submitted to TCEQ.

The Board next discussed the District's pedestrian bridge crossing Horsepen Creek. The District had previously indicated its interest in resolving the situation at the bridge by constructing a down ramp connecting to the sidewalk with a No. 172 if the District had title to the property. Ms. Parks reported that Harris County MUD No. 172 had recently confirmed it is willing to deed the land at the end of the bridge to the District. To that end, the Board discussed acquisition of title, taking care as part of the conveyance to ensure easements are in place or will be reserved by No. 172 in for its utilities in the area, including specifically for the existing siphon. The Board authorized the attorney and engineer to work with their counterparts at No. 172 on preparation of a deed.

Finally, Mr. Gerdes provided follow-up information on issues he had observed in the concrete overflow structure near the back of Millers Way, in the area where the interceptor and fence work had been completed. The District's operators have performed a dye test, which flowed into the storm sewer system. The operators will now televise the storm and sanitary sewer lines in the area. As noted last month, if the problem is with the storm sewer, Mr. Gerdes will contact Harris County for repair. After further discussion of the engineering matters, upon motion by Director Wilhelm, seconded by Director Manahan, the Board approved the report as presented.

6. There were no matters to discuss related to the West Harris County Regional Water Authority.

7. The Board reviewed a landscape maintenance report prepared by Michael Smith of Michael's Maintenance. A copy of the report is attached to these minutes.

8. The Board discussed pending business, including the quarterly meeting of participants in the joint sewage treatment plant, currently scheduled for April 22 at 9:30 a.m. The meeting will be proceed, as representatives from No. 172 and No. 156 have indicated plans to attend.

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, April 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 March 18, 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. 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
3. Annual Consumer Confidence Report
4. Proposal for lead service line inventory
5. Submission of Emergency Operations Information; Application for Critical Load Status
6. Engineer's report, including:
 - a. irrigation for backslope interceptor project phase 3;
 - b. status of renewal of waste discharge permit;
 - c. fence replacement/rehabilitation project;
 - d. management of electricity usage at water and sewer plants; and
 - e. authorize preparation of plans as appropriate; authorize advertising for bids; award contracts; review and approve contractor pay estimates and change orders; request(s) for utility commitment(s)
7. Matters related to West Harris County Regional Water Authority
8. Report from Michael's Maintenance
9. Pending business, including:

- a. comments from/discussion with other participants in regional facilities;
quarterly participant meeting April 22, 2024; and
 - b. items for placement on next meeting agenda
10. Executive Session as necessary Authorized under Texas Government Code Ann., §551.071, et seq.
 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