

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

Minutes of Meeting of Board of Directors

June 17, 2024

The Board of Directors (“Board”) of Harris County Municipal Utility District No. 155 (“District”) met on Monday, June 17, 2024, at Workplace Suites at 16610 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

and the following absent:

Barbara Scott, Director.

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 meetings held May 20 and June 12, 2024, which the Board approved as presented.

Tax assessor-collector’s report, copy attached, including invoices and a list of delinquent accounts. Through May 31, the rate of collection of 2023 taxes is 97.706%. Ms. Arellano reported briefly on 2024 preliminary taxable values in the District, noting property values were up just over 9% from 2023 values.

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 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. Mr. Penney briefly commented, noting he had attended the recent conference of the Association of Water Board Directors and generally describing recent activity in No. 156. No further public comments were offered.

3. It was mentioned that the District's investment officers are required by law to disclose annually any personal business relationships with individuals or entities offering to engage in investment transactions with the District. Investment officers Jorge Diaz and Director Manahan have been provided the forms via which they can make their annual disclosures. The attorneys will inform the Board further as necessary concerning the disclosures.

4. The Board reviewed a draft general fund budget for the District's fiscal year ending August 31, 2025 as well as a budget for the joint water plant. The draft budgets had been prepared using amounts spent and projected to be spent in the 2024 fiscal year. The bookkeepers were still working on a budget for the joint sewage treatment plant. The Board agreed to further consider all budgets at a special meeting to be conducted on or about July 22.

5. John Taylor presented an operations report, copy attached. The report reflected 826 connections, including six vacancies. The sewage treatment plant had operated at 45% of permitted capacity during the month and without excursions. Total water accountability during the month was 98%; when limited to within the District, accountability was 116%. To that end, Mr. Taylor stated the operators will check the District's well meter as well as the status of interconnections with other districts.

Mr. Taylor submitted a list of 23 delinquent accounts eligible for termination of utility service for nonpayment. The operators had received no appeals from any customers, and no customers were present at the Board meeting to contest their bills. 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 recommended the Board authorize writing off one closed delinquent account in the amount of \$121.58 and send the account for collections. After discussion, the Board unanimously agreed with the recommendation.

Mr. Taylor discussed the condition of water and sewer plant facilities, noting that the gear box case at the sewage treatment plant had split open. The internal mechanism has been pulled for repair, and influent at the plant has been redirected to bypass the gear box and run through a bar screen. Mr. Taylor estimated the repair/replacement cost at \$150,000 and recommended filing an insurance claim, which the Board unanimously authorized. Mr. Taylor next reported that work necessary at the backflow prevention device installed for the irrigation facilities would be done soon and was a warranty item. The new main electrical breaker for the sewage treatment plant was still on order. After further discussion of operating matters, upon motion by Director Wilhelm, seconded by Director Denmon, the Board unanimously approved the report as presented.

6. John Gerdes presented an engineer's report, copy attached. The engineers continue to communicate with the Texas Commission on Environmental Quality concerning renewal of the District's waste discharge permit. Mr. Gerdes reported the engineers are looking into alternatives to the air header and diffusers at the sewage treatment plant. Use of fine air discs instead of coarse air might allow removal of the brackets from the tank walls. As reported last month by the operators, Mr. Gerdes confirmed the digital read-out device is installed at the District's water plant and had been activated, but it was not yet recording electrical readings.

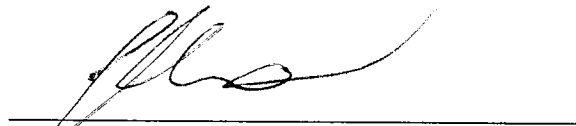
Mr. Gerdes reported on the storm and sanitary sewer lines in the area of Harris County's concrete overflow structure near the back of Miller's Way. Televising of the storm and sanitary lines was complete, and it appeared there were separations where the storm and sanitary sewer pipes meet. Mr. Gerdes and Director Wilhelm will soon meet in the District with representatives of Harris County and the Harris County Flood Control District to further observe and analyze the condition of these facilities and discuss repairs.

The Board then discussed damage to large areas of the District's fences caused by the derecho storm event in May. The engineers have communicated with the District's insurance agent concerning coverage for the repairs. As authorized at the Board's special meeting earlier this month, JAK Environmental LLC had begun repair work today. Mr. Gerdes discussed details of periodic payments to this contractor, and the Board authorized release of payments upon recommendation by the engineer and upon approval by the Board's parks committee. After further discussion of the engineering matters, upon motion by Director Wilhelm, seconded by Director Denmon, the Board approved the report as presented.

7. Michael Smith addressed the Board and presented a written report on landscape maintenance. Cleanup of tree debris is complete. Mr. Smith presented and reviewed a \$3,900 proposal to trim trees within the easement along the District's fences and to remove all cuttings. Mr. Smith stated he would coordinate his work with JAK in areas where the work may overlap. After discussion, upon motion by Director Wilhelm, seconded by Director Denmon, the Board approved the tree-trimming proposal. Finally, the Board requested that Mr. Smith flag the recently-installed sprinkler heads so that JAK will be aware of their locations while repairing fences. After further discussion, the Board accepted Mr. Smith's report.

8. The Board discussed pending business, including the date for the quarterly meeting of joint participants in the regional waste treatment facilities. The Board agreed the meeting should be held at 9:30 a.m. on Monday, July 8.

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, June 17, 2024.** The subject of the meeting is to consider and act on the following:

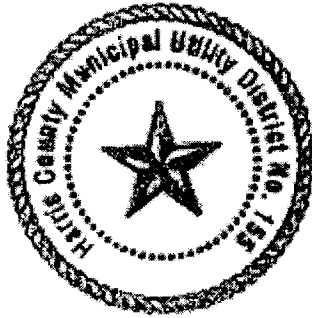
CONSENT AGENDA: The following items are considered routine by the Board and will be enacted by one motion if appropriate. No separate discussion will occur on these items unless a Board member or member of the public so requests, in which event, the item will be considered on the Regular Agenda.


1. Approve minutes of meetings held May 20 and June 12, 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. Review ethics letter and update by Investment Officer
3. Review draft budgets for Fiscal Year Ending 8/31/2025; schedule special meeting for budget review
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. status of renewal of waste discharge permit;
 - b. fence replacement/rehabilitation project;
 - 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; request(s) for utility commitment(s)
6. Report from Michael's Maintenance; authorize actions, as appropriate
7. Pending business, including:
 - a. comments from/discussion with other participants in regional facilities; confirm date for quarterly meeting in July;
 - b. matters regarding pedestrian bridge crossing Horsepen Creek; authorize actions as appropriate; and
 - c. items for placement on next meeting agenda

8. Executive Session as necessary Authorized under Texas Government Code Ann., §551.071, et seq.
9. Reconvene in Open Session and act on matters discussed in Executive Session, as necessary





Melissa J. Parks
Attorney for the District