

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 155**

Minutes of Meeting of Board of Directors

July 15, 2024

The Board of Directors (“Board”) of Harris County Municipal Utility District No. 155 (“District”) met on Monday, July 15, 2024, at Workspace 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  
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 June 17, 2024, which the Board approved as presented.

Tax assessor-collector’s report, copy attached, including invoices and a list of delinquent accounts. Through June 30, the rate of collection of 2023 taxes is 98.221%.

Bookkeeper’s report, a copy of which is attached, as well as invoices, a schedule of investments, and budget comparison reports. The Board briefly discussed payment for replacement of fences damaged during the May derecho. The bookkeeper stated the project will be paid for with money in the general fund account and coded as a parks expenditure. Mr. Gerdes reported that, as noted at previous meetings, his office has filed a claim under the District’s property policy for this damage. A claim has not yet been filed for Hurricane Beryl damages.

After discussion, upon motion by Director Wilhelm, 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 commented that Harris County MUD No. 156 had fared relatively well during Hurricane Beryl. To that end, Mr. Taylor confirmed that neither the District's water plant nor the regional sewage treatment facility had gone out of service during the storm. Regular electricity service was restored on the Tuesday after the storm at the water plant, and on the Wednesday after at the regional sewage treatment plant. No further public comments were offered.

3. The Board noted the District's fiscal year will end August 31, 2024 and that proposed budgets for the general operating fund, regional sewage treatment plant, and joint water plant should be considered and reviewed prior to adoption. Jorge Diaz had prepared draft budgets and forwarded them to all directors. After further discussion, the Board agreed to hold a special meeting on July 22 to consider and discuss these budgets.

4. John Taylor presented an operations report, copy attached. The report reflected 826 connections, including seven vacancies. The sewage treatment plant had operated at 40% of permitted capacity during the month and without excursions. Total water accountability during the month was 93%; when limited to within the District, accountability was 123%. To that end, Mr. Taylor stated the operators are checking the District's well meter as well as the status of interconnections with other districts.

Mr. Taylor discussed the condition of District water and sewer plant facilities and their operation during last week's Hurricane Beryl. He reported the District's facilities fared well and water pressure in the District had remained above required minimums. The District supplied water to Harris County MUD No. 172 for approximately 10 hours. The generator powered the water plant for a while, and the Board discussed allocation of costs of operating the generator as between the District and No. 156. It was noted the allocation would be made in accordance with the joint water supply contract between the districts, as amended. Also related to the storm, the West Harris County Regional Water Authority (WHCRWA) implemented its Stage 1 drought measures due to limitations on the amount of water available to it from the City of Houston. The WHCRWA asked all districts to which it sells water to curtail usage. The District's own Drought Contingency Plan provides that upon request by the WHCRWA, the District "shall implement one or more of" the District's drought response measures. To that end, the Board directed implementation of the District's Stage 1 drought measures for as long as the WHCRWA imposes its measures.

Mr. Taylor submitted a list of 28 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 unanimously acknowledged that pursuant to provisions of the District's Rate Order, the operator will proceed with termination of utility service to accounts remaining delinquent as of the cutoff date. There were no closed delinquent accounts recommended for write-off or sending to collections.

Finally, Mr. Taylor confirmed that the new main electrical breaker for the sewage treatment plant was still on order, and that he would inquire as to its expected delivery date. After further discussion of operating matters, upon motion by Director Scott, seconded by Director Wilhelm, the Board unanimously approved the report as presented.

5. John Gerdes presented an engineer's report, copy attached. Regarding renewal of the District's waste discharge permit, Mr. Gerdes reported that the Texas Commission on Environmental Quality had authorized publication of the final notice required before renewal of the permit. Mr. Gerdes next reported that the engineers continue looking into alternatives to the air header and diffusers at the sewage treatment plant. Mr. Gerdes then reported that while an inspection of ground storage tank No. 2 at the joint water plant had been completed, the written report had not yet been prepared. Based on speaking with the inspector and observation of the tank, Mr. Gerdes will highly recommend the Board authorize re-coating the interior of the tank. He will present more information in that regard when it becomes available.

The Board next discussed investigation of electrical spikes at the water plant. As noted last month, the digital read-out device is installed at the plant and has been activated, but any readings have not been analyzed. There was discussion about whether the transformer or the capacitor is related to the spikes, and it was mentioned that installation of a soft-start at the booster pumps should be considered. After further discussion, the engineer stated he will work with the District's operator to further coordinate investigation of the matter.

Mr. Gerdes reported on the District's storm sewer lines in the area of Harris County's concrete overflow structure near the back of Miller's Way. He confirmed the District does not have a sanitary sewer line near the storm pipe. Mr. Gerdes met on site with Harris County representatives to discuss the situation. He stated that the County Precinct 3 representatives agreed to seal the interior joints in the pipe to prevent any further separation and leakage. However, the County does not have the plans for the overflow structure. Director Wilhelm and John Gerdes will look for the plans and provide them to the County, and Mr. Gerdes will continue the communications regarding the County's intention to seal the joints.

The Board then discussed the pair of fences damaged by the derecho storm event in May. Contractor JAK Environmental LLC began repair work in June and is approximately 40% complete. As a result of Hurricane Beryl, additional fencing has been damaged. The Board discussed the new areas of damage and indicated it would like to contract with JAK Environmental for this repair work as well. Mr. Gerdes estimated the cost of these repairs at up to \$60,000. The engineers will contact the District's insurance agent concerning coverage for repairs necessary due to the hurricane. The Board then discussed improvement of the fence all the way around the finger channel and noted that such work should not be included with the Hurricane Beryl insurance claim. Mr. Gerdes provided additional details about JAK's ongoing work. After further discussion of engineering matters, upon motion by Director Scott, seconded by Director Wilhelm, the Board approved the report as presented.

6. Michael Smith addressed the Board and presented a written report on landscape maintenance. He reviewed the report with the Board. He next reported that he had coordinated with JAK on his work to trim trees within the easement along the District's fences and would be happy to assist JAK with the fence project if it asks for his help. After further discussion, the Board approved Mr. Smith's report.

7. The Board discussed pending business, including matters regarding the pedestrian bridge crossing Horsepen Creek. Ms. Parks reported that Harris County MUD No. 172 had an item on its meeting agenda addressing the subject, but she was not aware of the specific

discussions planned. She has spoken with the attorneys for No. 172, who indicated that they continue work on conveyance of the property in the area where the District is considering construction of a down ramp from the bridge. No. 172 is reviewing existing easements on the tract and determining if it needs to reserve any additional easement areas as part of the conveyance.

The Board then noted that the scheduled quarterly meeting of participants in the joint regional waste treatment facilities had not been held on July 8 due to Hurricane Beryl. After discussion, the Board agreed not to reschedule the meeting for this quarter, and instead will hold the next quarterly meeting in October.

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, July 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 June 17, 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 of draft budgets for Fiscal Year Ending 8/31/2025; confirm date for special meeting for budget review
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, including lead service line inventory
4. Engineer's report, including:
  - a. status of renewal of waste discharge permit;
  - b. status of 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)
5. Report from Michael's Maintenance; authorize actions, as appropriate
6. 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

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



  
\_\_\_\_\_  
Melissa J. Parks  
Attorney for the District