

## HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

Minutes of Meeting of Board of Directors

November 18, 2024

The Board of Directors (“Board”) of Harris County Municipal Utility District No. 155 (“District”) met on Monday, November 18, 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. John Taylor of Municipal Operations & Consulting; Mr. John Gerdes of Texas Land Engineers, 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 October 21, 2024, which the Board unanimously approved as presented.

Tax assessor-collector’s report, copy attached, including invoices and a list of delinquent accounts. Through October 31, the rate of collection of 2023 taxes is 99.042%.

After discussion, upon unanimous vote, the Board approved the items on the Consent Agenda, including checks as reflected on the tax assessor-collector’s report.

2. The Board opened the meeting for public comment. Mr. Penney reported on the status of new development in No. 156. There were no further public comments.

3. John Taylor presented an operations report, copy attached. The report reflected 826 connections, including nine vacancies. The sewage treatment plant had operated at 35% of permitted capacity during the month and without excursions. Total water accountability during the month was 100%; when limited to within the District, accountability was 99%. The

interconnect with Harris County MUD No. 163 had been open for a period of time during the month.

Mr. Taylor reported further on activity in the District. He noted that a taxpayer had contacted the operators and asked about availability of an over 65 homestead tax exemption from the District. After discussion of the question, the Board requested that the operator inform the taxpayer of the District's general homestead exemption, and of its reduction of water rates benefitting all District customers instead of implementation of an additional tax exemption for those over 65 or disabled.

Mr. Taylor submitted a list of 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 two closed delinquent accounts recommended for write-off and sending to collections in the total amount of \$158.91. Further, one account previously sent for collection had been paid. After discussion, the Board authorized writing off the two accounts as recommended. After further discussion of operating matters, upon motion by Director Wilhelm, seconded by Director Scott, the Board voted unanimously to approve the operator's report as presented.

4. The Board discussed temporary water service to Harris County MUD No. 173. Ms. Parks reported that the attorneys for No. 173 had recently informed her that No. 173 would soon be undertaking planned work at its water plant and needed to purchase water from the District through the existing interconnection. The work was anticipated to take between four and six weeks. Ms. Parks had then contacted the District's operator, who indicated that in fact, No. 173 had opened the interconnect and began receiving water on October 23. The Board discussed the situation and was displeased that No. 173 had not first approached the District to request service, especially given that the need was due to planned work. Ms. Parks discussed the 1992 Interim Water Supply and Emergency Water Interconnect Agreement between the districts setting out terms including a price per 1,000 gallons of water provided by either district. She noted the 1992 Agreement does not address amounts charged by the West Harris County Regional Water Authority (WHCRWA). The Board was presented with a proposed letter agreement from No. 173 requesting the service pursuant to and at the rate specified in 1992 Agreement. The proposed agreement also noted No. 173's willingness to pay the Authority's fees not accounted for in the 1992 Agreement in an amount equal to the fees imposed by the Authority on the water the District provides to No. 173. After discussion, upon motion by Director Wilhelm, seconded by Director Scott, the Board voted unanimously to accept the proposed letter agreement and authorized its execution by the Board President. The Board indicated it expected No. 173 to execute this agreement as soon as possible. The Board directed that the operators document and invoice for all water provided to No. 173 since it opened the interconnect on October 23.

5. The Board considered update and amendment of the District's Drought Contingency Plan (DCP). Upon submission of the Plan earlier this year to the Texas Commission on Environmental Quality (TCEQ), the operators were informed by the TCEQ that the Plan must address wholesale water customers of the District. Specifically, upon its implementation of various

drought response measures, the District must contact wholesale customers to discuss the situation and request that the customer initiate the similar stage of the customer's own Plan. Ms. Parks presented the attached DCP that had been so amended. After discussion, upon unanimous vote, the Board adopted the attached Plan and authorized its execution by the proper District officers.

6. At this time Mr. Jorge Diaz of McLennan & Associates, LP entered the meeting. He presented the monthly bookkeeper's report and reviewed the report with the Board, presenting checks for payment of current operating expenses. He also presented and reviewed the investment report. Thereafter, upon unanimous vote, the Board approved the report and authorized release of the checks listed thereon.

7. John Gerdes presented an engineer's report, copy attached. Mr. Gerdes reported that the District's waste discharge permit had been renewed on October 25 and will expire five years from that date. He next reported on his communications with electrical engineer Greg Baird, who will soon provide recommendations and details about management of electricity usage at the District's water and sewer plants.

Mr. Gerdes discussed recoating the inside and outside of ground storage tank No. 2 at the water plant. As noted last month, the District had received 10 bids for this project. Mr. Gerdes now presented and reviewed a bid tabulation and recommendation of award. The engineer recommends awarding the project to the second low bidder in accordance with §49.273(c), Texas Water Code. The second low bidder was CFG Industries, LLC, with a bid of \$274,700. The Board discussed the recommendation as well as the participation of Harris County MUD No. 156 in this project. Ms. Parks reported she had sent formal notification to No. 156 of the proposed project under the Joint Water Plant agreement. Given the Board's action to accept the engineer's recommendation of award, Ms. Parks will follow up her initial correspondence to notify No. 156 of contract award and to request payment of that district's pro-rata deposit for construction and engineering, net of funds remaining available from the project to recoat the No. 1 tank. After discussion, upon motion by Director Wilhelm, seconded Director Scott, the Board voted unanimously to award the contract as recommended by the engineer subject to Harris County MUD No. 156's agreement to participate.

Mr. Gerdes next discussed failure of the storm overflow structure at Crossfield Drive. He will submit drainage calculations to Harris County and request either removal of the 48-inch pipe and replacement with 54-inch pipe, or, in the alternative, installation of a parallel 30-inch pipe.

Mr. Gerdes discussed the District's pedestrian bridge crossing Horsepen Creek. As authorized last month, Mr. Gerdes is designing the sidewalk and conducting a survey of the area. Regarding the Board's desire to install a sidewalk near Aragon Middle School and Birkes Elementary, Mr. Gerdes reported on his further communications on the subject with representatives of Cypress Fairbanks ISD. Ms. Parks reported there was still no formal action by No. 172 with regard to conveying title to the District of a 3.9731-acre tract over part of which the school sidewalk would be constructed. To that end, the Board directed further communications with No. 172 as well as taking steps to enable quick transfer of title should No. 172 become willing to convey the tract. The Board also discussed logistics and noted it made sense to address both

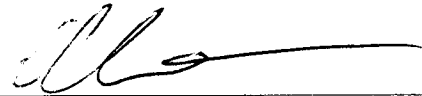
sidewalks at the same time. Therefore, the Board authorized the engineer to proceed with design of the sidewalk for the schools and further communicate with the ISD about a formal agreement. After further consideration of engineering matters, upon motion by Director Scott, seconded by Director Denmon, the Board voted unanimously to approve the report as presented.

8. The Board noted with deep sorrow the recent passing of Michael Smith. The Board observed a moment of silence in his memory. Thereafter, the Board discussed landscaping of District facilities. Director Dawson reported on her conversations with Michael Smith's son Joseph Smith, who she understands will be taking over and operating the business. Ms. Parks agreed to communicate with Joseph Smith in this regard as well as about formalization of an agreement for the services.

9. The attorney confirmed that her office had completed review of insurance coverage required of certain District consultants in accordance with their contracts. She discussed materials summarizing such review and reported all such insurance was current with certificates on file.

10. The Board discussed pending business. There were no comments from other participants in the regional sewage treatment facilities, and no items specified for placement on the next meeting agenda. Ms. Parks then reported she had been contacted by a provider of website services who asked about any interest of the Board in establishing a District website. After discussion, the Board expressed no such interest.

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, November 18, 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 October 21, 2024
2. Tax assessor-collector's report and payment of invoices; delinquent accounts
3. Bookkeeper's report and payment of invoices; review & 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. Temporary water service to Harris County Municipal Utility District No. 173 through interconnect agreement
4. Update Drought Contingency Plan
5. Engineer's report, including:
  - a. status of renewal of waste discharge permit;
  - b. management of electricity usage at water and sewer plants;
  - c. evaluate bids for project to recoat inside and outside of Ground Storage Tank No. 2 at joint water plant; authorize appropriate action, including contract award;
  - d. communications with Harris County about failure of storm overflow structure at Crossfield;
  - e. matters regarding sidewalk projects (a) from pedestrian bridge crossing Horsepen Creek and (b) for Cy Fair ISD schools; authorize appropriate actions;
  - f. status of request for fire tap (Christ Covenant Church);
  - g. preparation of 10-year Capital Improvements Plan to identify and prioritize projects and plan for funding; and
  - h. 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. Annual Review of Insurance Policies of Consultants
8. Pending business, including:
  - a. comments from/discussion with other participants in regional facilities; and
  - b. items for placement on next meeting agenda
9. Executive Session as necessary Authorized under Texas Government Code Ann., §551.071, et seq.
10. Reconvene in Open Session and act on matters discussed in Executive Session, as necessary



  
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Melissa J. Parks  
Attorney for the District