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

Minutes of Meeting of Board of Directors

January 20, 2025

The Board of Directors (“Board”) of Harris County Municipal Utility District No. 155 (“District”) met on Monday, January 20, 2025, 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. Jorge Diaz of McLennan & Associates, LP; Mr. Joseph Smith, representing Michael’s Maintenance Service LLC; 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 December 16, 2024, which the Board unanimously approved as presented.

Tax assessor-collector’s report, copy attached, including invoices and a list of delinquent accounts. Through December 31, 2024, the collection rate for the 2024 taxes is 59.804%.

Bookkeeper’s report, a copy of which is attached, as well as invoices, a schedule of investments, an investment report, 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. Mr. Penney stated he was present on behalf of No. 156 but had no specific comments to offer. There were no further public comments.

3. The Board considered the attached Resolution Establishing Meeting Place Inside District for the purpose of designating the Langham Creek Family YMCA at 16725 Longenbaugh Drive as an additional meeting place within the District, as discussed last month. After consideration, upon unanimous vote, the Board adopted the attached Resolution.

4. The Board considered adoption of a general residence homestead tax exemption. It was reported to the meeting that under the Texas Constitution the District may exempt from ad valorem taxation by its own action up to 20% of the market value of each residence homestead owned by an adult and taxable by the District, but not producing an exemption of less than \$5,000 when such percentage is applied to a particular homestead. After discussion, upon motion duly made, seconded, and unanimously carried, the Board adopted the attached Order providing for a general homestead exemption in the amount of 20% of the market value of residence homesteads for the year 2025.

5. John Taylor presented an operations report, copy attached. The report reflected 826 connections, including seven vacancies. The regional sewage treatment plant had operated at 51% of permitted capacity during the month and without excursions. Mr. Taylor stated that the water accountability figures on the report were inaccurate and he would have them revised.

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 was one closed delinquent account in the amount of \$184.76 which the operators recommended for write-off and sending to collections. The Board unanimously agreed with the operator's recommendation. The operator also noted that the District had received a payment of \$64.49 for an account previously sent to collections.

Mr. Taylor reported that a motor had tripped at the non-potable water system pump at the sewage treatment plant. He also reported that he is following up with STP Services about the status of the main electrical breaker ordered for the sewage treatment plant. Finally, he reported on the upcoming installation of a fire tap for the Christ Covenant Church expansion project. After further discussion of operating matters, upon motion by Director Scott, seconded by Director Denmon, the Board voted unanimously to approve the operator's report as presented.

6. The Board discussed the District's provision of temporary water service to Harris County MUD No. 173 pursuant to a letter agreement dated effective November 18, 2024. Mr. Taylor confirmed the District is still providing the service but understands that No. 173 should complete its project later this week. At the conclusion of the project, the District will bill No. 173 for the water usage pursuant to the terms of the letter agreement; in addition, and pursuant to the

terms of the original interconnect agreement between the districts, the District will also invoice No. 173 for one-half of the purchase and installation cost of the new interconnect meter.

7. John Gerdes presented an engineer's report, copy attached. He mentioned the quarterly meeting of participants in the regional waste treatment facility. The Board agreed that the next meeting should be held on Monday, February 3 at 10:00 a.m. Ms. Parks stated she will inform all participants.

Mr. Gerdes reported on the District's contract with CFG Industries, LLC for recoating of ground storage tank No. 2 at the joint water plant. Mr. Gerdes will have the contract executed by Director Dawson and expects the contractor will proceed with work on or about February 3.

Mr. Gerdes discussed failure of the storm overflow structure at Crossfield Drive. He is obtaining proposals for removal of the 48-inch pipe and replacement with a 54-inch pipe, as well as for installation of a parallel 30-inch pipe. Once the proposals are received, Mr. Gerdes will further communicate with Harris County about this work. It is the Board's preference that the County pay 100% of these costs. Mr. Gerdes will report back to the Board on the matter.

Mr. Gerdes reported that the painting of the water pipe crossing Horsepen Creek at 16502 Crossfield Drive has been completed, as has removal and replacement of damaged fencing next to the YMCA. Mr. Gerdes continues to work with contractor JAK on the recoating of District fire hydrants.

Mr. Gerdes discussed District sidewalk projects and reported on his continued communications on the matter with Harris County and the Harris County Flood Control District (HCFCD). For the sidewalk to serve Aragon Middle School and Birkes Elementary, it was reported that No. 172 had granted an easement to the District over the entire 3.9731-acre tract owned by No. 172. Upon recording of this easement, Ms. Parks will provide it to Mr. Gerdes who will in turn submit it to the County and Flood Control in connection with their review of plans. Mr. Gerdes also reported on his further communications with Cy-Fair ISD concerning a temporary construction easement necessary for the District's work on school property. Mr. Gerdes had originally understood that this matter would be brought before the Cy-Fair ISD board in January, but now understands it will be presented in February. Mr. Gerdes then presented three bids he had obtained for construction of both sidewalks, with the low bid of \$102,825.75 submitted by GR Construction, Inc. He noted the District has previously worked with this contractor and found its work satisfactory. Mr. Gerdes recommended Board award of the contract to the low bidder subject to approval of plans for both sidewalks by Harris County and HCFCD, and the ISD's issuance of a construction easement. Mr. Gerdes would not authorize the contractor to proceed until receipt of plan approval. The Board agreed unanimously with this recommendation and directed that upon commencement of work, the contractor begin with installation of the sidewalk at the end of the pedestrian bridge to the sidewalk in No. 172.

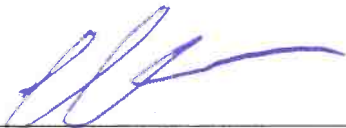
Director Dawson addressed old metal gates and framing materials located near the gate at the regional sewage treatment plant and asked that they be recycled or removed. Mr. Taylor stated that the operators will handle the matter. After further discussion of engineering matters,

upon motion by Director Scott, seconded by Director Wilhelm, the Board voted unanimously to approve the engineer's report as presented.

8. The Board discussed completion of streetlights on the side of Queenston Boulevard where the YMCA is located. Director Dawson had looked further into the matter and noted that approximately 10 lights are not in working condition. She intends to communicate with CenterPoint about repair of these lights, as well as installation of additional lights. It was noted that CenterPoint would likely not do the work until the church has completed its construction project. It was also noted that an agreement would be needed with the property owners association about payment for electricity for the additional streetlights.

9. The Board discussed the status of landscape maintenance at District facilities and welcomed Mr. Joseph Smith. Mr. Smith discussed landscape maintenance and his long association with his father in providing this service within the District and elsewhere. Concerning a contract for landscaping services, Mr. Smith reported on his discussions with Ms. Parks and reported to the Board that his limited liability company will soon purchase Michael Smith's limited liability company. The Board authorized Ms. Parks to work with Mr. Smith to obtain the proper documentation to establish a formal agreement with the District for landscaping services, in the form of the District's agreement with Michael's Maintenance Service LLC. Mr. Smith confirmed that he has the required insurance but will provide an updated certificate to the District accurately reflecting the corporate entity. The Board and Mr. Smith further discussed details of landscaping within the District.

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



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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, January 20, 2025**.

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.

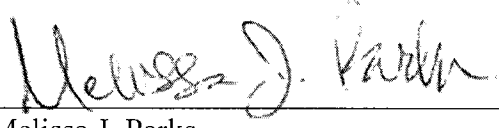
1. Approve minutes of meeting held December 16, 2024
2. Tax assessor-collector's report and payment of invoices; delinquent accounts
3. Bookkeeper's report and payment of invoices; review & approve investment report

**REGULAR AGENDA:** Consideration of and action on the following items, plus any items removed from the Consent Agenda.

1. Presentation of public comments
2. Resolution Establishing Meeting Place Inside the District
3. Order Adopting Residence Homestead Exemptions
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 to delinquent accounts; status of ongoing projects;
5. Status of provision of temporary water service to Harris County MUD No. 173 and invoicing for same and for new interconnect meter
6. Engineer's report, including:
  - a. management of electricity usage at water and sewer plants
  - b. status of contract for recoating inside and outside of Ground Storage Tank No. 2 at joint water plant;
  - c. communications with Harris County about failure of storm overflow structure at Crossfield;
  - d. sidewalk projects (a) from pedestrian bridge crossing Horsepen Creek and (b) for Cy Fair ISD schools:
    - i. contract with & construction easement from Cypress Fairbanks ISD;
    - ii. solicitation of proposals/advertising for bids;
  - e. project for repair of District fence next to YMCA;
  - f. project for painting of elevated water line;
  - g. fire hydrant painting project;
  - h. completion of streetlights on Queenston; and
  - i. 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. Contract for landscape maintenance at District facilities; authorize actions, as appropriate
8. Pending business, including:
  - a. comments from/discussion with other participants in regional facilities and confirm date of next quarterly meeting of participants; 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