

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

Minutes of Meeting of Board of Directors

February 17, 2025

The Board of Directors (“Board”) of Harris County Municipal Utility District No. 155 (“District”) met on Monday, February 17, 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. 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 January 20, 2025, which the Board unanimously approved as presented.

Tax assessor-collector’s report, copy attached, including invoices and a list of delinquent accounts. Through January 31, 2025, the District’s 2024 taxes are 91.811% collected.

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 briefly addressed the recent quarterly meeting of the entities participating in the regional sewage treatment plant. There were no further public comments.

3. The Board considered additional matters related to District property taxes. Ms. Parks presented an Order confirming engagement of delinquent tax collection attorneys and imposing an additional penalty. The Order would levy an additional 20% penalty on 2024 taxes which remain delinquent on April 1, 2025 (personal property) and July 1, 2025 (real property). After discussion, the Board voted unanimously to adopt the attached Order.

4. John Taylor presented an operations report, copy attached. The report reflected 826 connections, including five vacancies. The regional sewage treatment plant had operated at 52% of permitted capacity during the month and without excursions. Water accountability for the month was 98%, and when limited to the area within the District's boundaries, it was 94%.

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. This month, there were no closed delinquent accounts that the operators recommended for write-off or sending to collections.

Mr. Taylor reported that he had been informed by STP Services that the main electrical breaker ordered for the sewage treatment plant is expected to arrive any week now. Once it arrives, Mr. Taylor will coordinate with the District's engineer about installation. Mr. Taylor next reported that the District's provision of temporary water service to Harris County MUD No. 173 ended when the interconnection was closed on January 30, 2025. As noted at previous meetings, the District will bill No. 173 for this water pursuant to the letter agreement between the districts dated effective November 18, 2024. It was noted that a new meter will soon be installed at this interconnection. After installation, the District will invoice No. 173 for one half of the purchase and installation cost pursuant to the terms of the original 1992 interconnect agreement. Mr. Taylor then briefly described additional operations activity occurring during the month. Thereafter, upon motion duly made, seconded, and unanimously carried, the Board approved the operator's report as presented.

5. The Board reviewed the District's Identity Theft Prevention Program and was advised that no changes to the program were required at this time. Mr. Taylor presented a letter confirming that the operators administer the program and that no red flag incidents had occurred in 2024. Accordingly, upon motion duly made and seconded, the Board unanimously adopted the attached Resolution Affirming Identity Theft Prevention Program.

6. John Gerdes presented an engineer's report, copy attached. He began by discussing preparation of a capital improvements plan (CIP) as mentioned at previous Board meetings as well as at the recent meeting of joint sewage treatment plant participants. To that end, Mr. Gerdes recommended the Board authorize an inspection of the plant by Preventive Services, as well as by the District's operator. The Board discussed the District's other facilities, including the water plant and lift stations, noting a comprehensive CIP should address them all. Mr. Gerdes agreed to arrange such inspections but would first confirm the date of the last water plant inspection

to confirm whether a new inspection was necessary. Mr. Gerdes will coordinate with the District's operator on inspection of the wet wells/lift stations, as bypass pumping will be necessary.

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. As the District is no longer providing temporary water service to No. 173, the contractor will begin work on the project.

Mr. Gerdes discussed failure of the storm overflow structure at Crossfield Drive. Plans for the two proposed alternatives for responding to this failure have been provided to Harris County for review. Mr. Gerdes has obtained three cost estimates for the work, and he will soon communicate about them with Harris County. It remains the Board's preference that the County pay 100% of these costs.

Mr. Gerdes discussed District sidewalk projects. He reported that Cypress Fairbanks ISD was in agreement with the plans for construction of the sidewalk to serve Aragon Middle School and Birkes Elementary. Further, the ISD had agreed to provide a temporary construction easement necessary for the District's work on school property. Ms. Parks will record such easement upon receipt. Mr. Gerdes then reported on his communications on the matter with Harris County and the Harris County Flood Control District (HCFCD). While the sidewalk plans and the easement granted by Harris County No. 172 have been provided to these entities, Mr. Gerdes reported that HCFCD has indicated an additional requirement: a new agreement that will address both the new sidewalks as well as those constructed pursuant to the 2011 agreement between the District and HCFCD concerning hike and bike trails along three HCFCD channels. HCFCD was willing to allow District construction of the new sidewalks prior to entering into the replacement agreement if the District agreed in writing to work with HCFCD on the new agreement. Ms. Parks provided to HCFCD earlier today a letter drafted to that effect executed by Director Dawson. HCFCD quickly responded by indicating it posed no objection to approval of the new sidewalks. To that end, Mr. Gerdes reported sidewalk contractor GR Construction today began installation of the sidewalk at the end of the pedestrian bridge to extend to the sidewalk in No. 172. The Board expressed frustration at HCFCD's requirement for a new, comprehensive agreement and noted it would work with its engineer and attorney in an effort to include terms favorable to the District.

The Board discussed installation of streetlights on the side of Queenston Boulevard where the YMCA is located. Director Dawson reported that CenterPoint had recently repaired all of the non-working lights except one. Both Director Dawson and Mr. Gerdes had informed CenterPoint about the District's desire for installation of additional lights. Director Dawson noted that the property owners association (POA) is aware that the District is willing to pay for installation of the lights and the POA would pay the monthly electricity bill. In fact, the POA contacted Director Dawson requesting an estimate of the monthly amount of the electricity bill so it could make a decision on the matter. Mr. Gerdes stated he will obtain more information about the process for light installation. After further discussion of engineering matters, upon motion by Director Denmon, seconded by Director Scott, the Board voted unanimously to approve the engineer's report as presented.

7. The Board discussed the status of landscape maintenance at District facilities. Joseph Smith had intended to attend this meeting but became unable to. Ms. Parks

reported on her further communications with Mr. Smith during the month regarding insurance coverage, as well as his company's establishing a formal landscaping agreement with the District. Ms. Parks reported Mr. Smith had provided insurance certificates indicating coverage, except that the workers compensation policy is expired. The Board agreed to discuss the matter again at its next meeting.

8. Ms. Parks reported on the requirement under §203.16 of the Texas Local Government Code that municipal utility districts annually provide certain records and information concerning their finances and tax rates to the Texas Comptroller. The Comptroller posts this information on its Special Purpose District Public Information Database. The attorneys will prepare and submit the required information by the April 1, 2025 deadline.

9. The Board discussed pending business, including items for placement on the next meeting agenda. No items were specified.

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, February 17, 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 January 20, 2025
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. Order Levying Additional Penalty for Delinquent Taxes
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 to delinquent accounts; status of ongoing projects
4. Status of provision of temporary water service to Harris County MUD No. 173 and invoicing for same and for new interconnect meter
5. Resolution Affirming Identity Theft Prevention Program
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. Interlocal Hike & Bike Trail Agreement with Harris County Flood Control District;
 - e. fire hydrant painting project;
 - f. completion of streetlights on Queenston; and
 - g. 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. Annual Submission of Information to Special Purpose District Public Information Database of Texas Comptroller pursuant to Texas Local Government Code, §203.061, et seq
9. Pending business, including:
 - a. comments from/discussion with other participants in regional facilities; 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



A handwritten signature in black ink that reads "Melissa J. Parks".

Melissa J. Parks
Attorney for the District