

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

Minutes of Meeting of Board of Directors

March 17, 2025

The Board of Directors ("Board") of Harris County Municipal Utility District No. 155 ("District") met on Monday, March 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. Joseph Smith of 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 February 17, 2025, which the Board unanimously approved as presented.

Tax assessor-collector's report, copy attached, including invoices and a list of delinquent accounts. Through February 28, 2025, the District's 2024 taxes are 95.616% collected.

Bookkeeper's report, a copy of which is attached, as well as invoices, a schedule of investments, and investment and budget comparison reports.

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's and bookkeeper's reports.

2. The Board opened the meeting for public comment. Mr. Penney briefly addressed the Board but stated he had no items upon which to comment.

3. John Taylor presented an operations report, copy attached. The report reflected 826 connections, including four vacancies. The regional sewage treatment plant had operated at 41% 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 reported that the main electrical breaker had arrived for installation at the joint sewage treatment plant. The Board discussed the features of the new breaker and was informed that the item received had been reviewed and confirmed to meet the specifications according to which it was ordered. After discussion, the Board authorized STP Services to install the new breaker. The Board also directed that the old breaker be stored for use as a backup. The plant will be shut down for two to three hours to allow for installation.

Mr. Taylor reported that the new meter had been installed at the water interconnect with Harris County MUD No. 173. The operator will gather the District's costs related to purchase and installation and provide it to Ms. Parks for her use in invoicing No. 173 pursuant to the terms of the original 1992 interconnect agreement. Mr. Taylor then reviewed the remainder of his report and described additional operations activity occurring during the month.

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. 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. John Gerdes presented an engineer's report, copy attached. He discussed preparation of a capital improvements plan (CIP) for the District's facilities and noted that Preventive Services and the District's operator have inspected the regional sewage treatment facilities. Mr. Gerdes will review their comments and findings and use this information to draft a CIP. The engineer and operator will inspect the off-site lift station as well. In connection with recoating of ground storage tank No. 2 at the joint water plant, Mr. Gerdes reported that the tank has been taken down and CFG Industries, LLC has begun the work. Some issues had been observed with the interior roof and three vents. Mr. Gerdes stated that he would recommend CFG repair the roof and vent issues at this time, but he will address in the CIP any further work which may be needed at the plant.

Mr. Gerdes discussed failure of the storm overflow structure at Crossfield Drive. He has provided three cost estimates to Harris County Precinct 3 for responding to this failure, but the Precinct has not yet responded. Mr. Gerdes will further communicate with the Precinct and report back to the Board.

Mr. Gerdes discussed District sidewalk projects. He reported that extension of the sidewalk at the end of the pedestrian bridge to the sidewalk in No. 172 is complete, as is the sidewalk to serve Aragon Middle and Birkes Elementary schools. The engineer withheld 20% from contractor GR Construction because additional work was needed, including dirt work. There was also discussion regarding a gate with a locking mechanism requested by the school at its sidewalk. Mr. Gerdes will continue working with the contractor to complete these projects.

The Board discussed installation of streetlights on the side of Queenston Boulevard where the YMCA is located. More information is needed about the process for installation, and Mr. Gerdes will communicate with CenterPoint in this regard. After further discussion of engineering matters, upon motion by Director Wilhelm, seconded by Director Denmon, the Board voted unanimously to approve the engineer's report as presented.

5. The Board discussed the status of landscape maintenance at District facilities. Joseph Smith addressed the Board and confirmed that his company has taken ownership of Michael's Maintenance Service LLC. To that end, Ms. Parks stated she had prepared a new contract for landscape maintenance between the District and Michael's. By entry into this new agreement, the 2023 contract was terminated effective November 1, 2024, at the effective date of the new contract. The provisions regarding services and payment are identical to the 2023 contract, but other provisions had been amended as necessary and appropriate. Joseph Smith stated he had read and agreed with the new contract, and after discussion, upon unanimous vote, the Board approved the new contract and authorized its execution by the proper District officers. The Board then discussed areas needing attention and requested that Mr. Smith address them.

6. The Board further discussed bookkeeping matters. Director Denmon inquired about the \$786,685.25 listed as park improvements on page No. 1 of the report. Mr. Diaz stated that this amount reflects amounts expended by the District on park projects since 2018.

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, March 17, 2025**.

The subject of the meeting is to consider and act on the following:

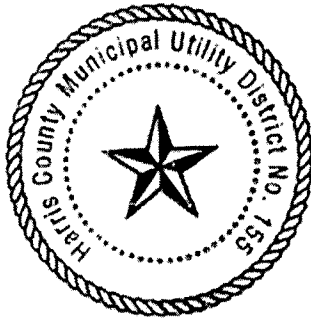
**CONSENT AGENDA:** The following items are considered routine by the Board and will be enacted by one motion if appropriate. No separate discussion will occur on these items unless a Board member or member of the public so requests, in which event, the item will be considered on the Regular Agenda.


1. Approve minutes of meeting held February 17, 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. 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
3. Engineer's report, including:
  - a. management of electricity usage at water and sewer plants;
  - b. schedule for regular inspections of water and sewer plants and lift stations;
  - c. status of contract for recoating inside and outside of Ground Storage Tank No. 2 at joint water plant;
  - d. communications with Harris County about failure of storm overflow structure at Crossfield;
  - e. status of sidewalk projects (A) from pedestrian bridge crossing Horsepen Creek and (B) for Cy Fair ISD schools;
  - f. fire hydrant painting project;
  - g. CenterPoint installation of streetlights on Queenston; 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)
4. Contract for landscape maintenance at District facilities; authorize actions, as appropriate
5. Pending business, including:
  - a. Status of provision of temporary water service to Harris County MUD No. 173 and invoicing for same and for new interconnect meter;
  - b. comments from/discussion with other participants in regional facilities; and

- c. items for placement on next meeting agenda
6. Executive Session as necessary Authorized under Texas Government Code Ann., §551.071, et seq.
  7. 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