

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

Minutes of Meeting of Board of Directors

July 21, 2025

The Board of Directors ("Board") of Harris County Municipal Utility District No. 155 ("District") met on Monday, July 21, 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; 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 its meeting held June 16, 2025, which the Board unanimously approved as presented.

Tax assessor-collector's report, copy attached, including invoices and a list of delinquent accounts. Through June 30, 2025, the District's 2024 taxes are 98.744% 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 duly made, seconded, and unanimously carried, the Board approved 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 comments, and none were offered.

3. The Board briefly considered additional bookkeeping matters, asking the bookkeeper to change the designation of the so-called operating reserve on pg. 1 to the annual amount of budgeted operating expenses.

4. John Taylor presented an operations report, copy attached. The report reflected 826 connections, including three vacancies. The regional sewage treatment plant operated at 37% of permitted capacity during the month and without excursions. Water accountability for the month was 96%, and when limited to the area within the District's boundaries, it was 91%.

Mr. Taylor submitted a list of 29 open 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.

Mr. Taylor and Mr. Gerdes discussed repair of a leak on a water line serving the homeowners association (HOA). Mr. Gerdes assisted with preparation of documents needed by Harris County to issue a permit allowing completion of the repair. Once the permit has been issued, it will be provided to the appropriate HOA representative. Mr. Taylor reported that Municipal Operations & Consulting has hired a new compliance coordinator and seeks Board authorization to add this person to the list of operator employees authorized to sign monthly discharge monitoring reports for the District. The Board unanimously granted the requested authorization. Next, the Board discussed with Mr. Taylor the operator's billing practices, and Mr. Taylor confirmed that the operators prepare separate invoices for work at the water plant, sewer plant, and within the District. The Board then discussed the amount of historical rainfall as it compares with average flows through the sewage treatment plant, and they also touched on the effects of inflow and infiltration. After further discussion of operating matters, upon motion by Director Wilhelm, seconded by Director Manahan, the Board unanimously approved the monthly report as presented.

5. The Board discussed installation of fiber optic cable within the District by Ezee Fiber, as discussed last month. The District's operator and engineer have provided information about the District's water and sewer utility line plans to Ezee Fiber but have since received no further communication from the company. Mr. Gerdes will follow up with Ezee Fiber to request the company's certificate of insurance coverage and to ask about the status of any bond it has or will obtain from the County. Discussion ensued regarding the company's plans to install the cable within public road rights-of-way and/or utility easements, and the various locations of same on homeowners' lots.

6. John Gerdes presented an engineer's report, copy attached. He discussed the capital improvements plan still under production for the regional sewage treatment plant, as well as a schedule of maintenance and operations. He provided drafts to Director Manahan and stated that after further updating, he would provide drafts to the attorney and operator.

Mr. Gerdes discussed the project for recoating ground storage tank No. 2 at the joint water plant. He anticipates the work will be complete near the end of this month. Regarding work by GR Construction/Clemente Vela Construction, LLC at the storm overflow structure, Mr. Gerdes reported a change order is necessary for additional concrete, due to conditions encountered in the field related to the location of a gas line. The engineer next discussed the painting of fire hydrants, noting he had not yet been able to reach a particular vendor or contact others. He will continue to work with Mr. Taylor on this project and report back to the Board.

Mr. Gerdes discussed installation of a fence and gate at the District's lift station on Longenbaugh. Since last month, he and Director Wilhelm had communicated about the matter with the property owners association (POA), including acquisition of either property or an easement from the POA for the project. The POA cannot transfer land without a vote of the property owners, but it could grant an easement. The POA has indicated its desire for the water lines to be moved back to the islands, and the Board and engineer discussed the particulars and costs for this work. After discussion, Mr. Gerdes stated he will look further into this and work with the POA in an attempt to determine the best and most reasonably-priced way for the work to be done, including site restoration. The engineer will also further address the necessary easement over POA property for the District's fence work. After further discussion of engineering matters, upon unanimous vote, the Board approved the engineer's report as presented.

7. Mr. Gerdes reported that the District had recently received a draft Hike and Bike Trail Agreement from the agreement coordinator for the Harris County Flood Control District. The engineer and attorney will review the agreement during the month and discuss it and any recommended revisions with the Board in August.

8. Joseph Smith of Michael's Maintenance Service LLC addressed the Board and presented the attached report on the status of landscape maintenance at District facilities. Mr. Smith reviewed the report and described work done during the month. He presented an exhibit showing additional areas to be mowed and maintained, which John Gerdes agreed to further update. The updated exhibit will be used in connection with amendment of the landscaping contract. Concerning the tract over which Harris County MUD No. 172 granted an easement to the District for construction of the school sidewalk, the Board asked Ms. Parks to follow up with No. 172 about conveying title to this land to the District. The Board then continued discussions with Mr. Smith, to address matters including mowing in the ditch and tree trimming.

9. The Board briefly discussed matters related to funds transfers and cybersecurity. The directors asked Mr. Diaz to find out about any cyber-liability insurance carried by the TexPool and Texas Class investment pools.

10. The Board discussed pending business, including items for placement on the next meeting agenda. Director Manahan requested an item for scheduling a special Board meeting to discuss possible uses of the District's land that is located next to the church.

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 21, 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 meetings held June 16, July 12, and July 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. Installation of fiberoptic cable by Ezee Fiber; authorize actions as appropriate
4. Engineer's report:
  - a. capital improvements plans;
  - b. status of ongoing projects, including recoating inside & outside of GST No. 2 at joint water plant and addition of storm pipe at Crossfield
  - c. proposals for installation of fence at Longenbaugh lift station;
  - d. fire hydrant recoating;
  - e. CenterPoint installation of streetlights on Queenston; and
  - f. 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. Acquisition of deed or easement from Wheatstone Village POA, Inc. or Wheatstone Village HOA, Inc., as necessary
6. Proposed Interlocal Hike & Bike Trail Agreement with Harris County
7. Report from Michael's Maintenance; authorize repairs and maintenance; Amend contract for landscape maintenance, as necessary and appropriate
8. Status of consultants' cyber-liability insurance coverage
9. Pending business, including:
  - a. discussion with other regional sewage facilities participants; 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



  
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Melissa J. Parks  
Attorney for the District