

MINUTES  
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 151

April 22, 2024

The Board of Directors (the "Board") of Fort Bend County Municipal Utility District No. 151 (the "District") met in regular session, open to the public, on the 22nd day of April, 2024, at the offices of Inframark LLC, 2002 West Grand Parkway North, Suite 100, Katy, TX 77449, outside the boundaries of the District, and the roll was called of the members of the Board:

Keith Gier	President
Nathan H. Shipley	Vice President
Louis James	Secretary
Jared Ciarella	Assistant Secretary
Cory McFarland	Assistant Vice President

and all of the above were present except Directors Shipley and Ciarella, thus constituting a quorum.

Also present at the meeting were Daniel Switzer and Irsfan Shahid of Adventure Playground; Justin Waggoner of Touchstone District Services; Kristy Hebert of Tax Tech, Inc.; Sarah Valladares of Storm Water Solutions, LLC; Jorge Diaz of McLennan & Associates, L.P.; Tim May of EHRA Engineering; ElizaBeth Reeves of Inframark Water & Infrastructure Services; John Boyd and Andrew Faubion of Terry's Landscape & Design ("Terry's"); Lisa Bonham and Alyvia McEwen of Quiddity Engineering, LLC ("Quiddity"); and Whitney Higgins and Kathryn Blanton of Allen Boone Humphries Robinson LLP ("ABHR").

COMMENTS FROM THE PUBLIC

The Board reviewed correspondence from a resident regarding fencing along Monarch Terrace Drive. Discussion ensued.

The Board reviewed correspondence from a resident regarding a request to install a crosswalk at Sandustine Road and North Firethorne Road.

CONSENT AGENDA

Ms. Higgins asked if any Board member wished to remove items from the consent agenda for individual discussion. After discussion, Director McFarland moved to approve all items on the consent agenda, including (1) the minutes of the March 19, 2024, special meeting, and March 25, 2024, regular meeting; (2) the tax assessor's report; (3) the maintenance and mowing report; (4) the annual report on the Identity Theft Prevention Program, reflecting that no amendments are necessary to the existing policy; (5) the

report from the City of Katy Fire Department; and (6) direct that, where appropriate, items are filed appropriately and retained in the District's official records. Director James seconded the motion, which passed unanimously. Copies of all reports approved as part of the consent agenda are attached.

#### ITEMS REMOVED FROM CONSENT AGENDA

There were no items removed from the Consent Agenda.

#### BOOKKEEPING MATTERS

Mr. Diaz presented the bookkeeper's report, including the investment report and bills presented for payment, a copy of which is attached.

After review and discussion, Director Gier moved to approve the bookkeeper's report and payment of the bills. Director McFarland seconded the motion, which passed unanimously.

#### GARBAGE COLLECTION AND RECYCLING SERVICES

There was no discussion on this matter.

#### ENGINEERING MATTERS

Ms. Bonham reviewed the engineering report, a copy of which is attached.

Ms. Bonham provided an update regarding the status of the Texas Department of Transportation FM 1463 road widening project, noting that the overall project is expected to be complete by July 2025.

Ms. Bonham provided an update regarding the Lift Station No. 1 Rehabilitation and Diesel Generator Addition, as detailed in her report.

Ms. Bonham provided an update regarding Water Well No. 1 Rework. She reported that the contractor is scheduled to install the interior liner next week and will perform the GM Services test the week of April 29, 2024.

Ms. Bonham provided an update regarding the water plant inspection. She reported that items associated with the hydropneumatics tanks were completed by Inframark.

Ms. Bonham provided an update regarding the South Firethorne Business Park Plan Review, stating that Quiddity will issue the final plan approval next week.

Ms. Bonham provided an update regarding the Southcorp Hand Carwash Plan Review, stating that Quiddity issued the second plan review letter on February 12, 2024, and is awaiting revised plans.

Ms. Bonham stated that there is no update on Hanover Cane Island.

Ms. Bonham provided an update regarding the 2024 Drainage Channel Inspection. She reported that Quiddity performed the in-person inspection on April 17, 2024, and will conduct the aerial inspection upon receipt of the waiver from the Federal Aviation Administration.

Ms. Bonham reviewed a scope memo submitted by Quiddity to proceed with the design of the 2024 Wastewater Treatment Plant Improvements Project, in the amount of \$1,466,000.00. A copy of the scope memo is attached to the report.

Ms. Bonham provided an update regarding the South Firethorne Sidewalk and Pedestrian Improvements. She stated that Quiddity attended the one-year inspection on April 16, 2024. She reported that the contractor addressed all punch list items noted in the inspection.

After review and discussion and based on the engineer's recommendation, Director James moved to (1) approve the engineer's report; and (2) approve the scope memo submitted by Quiddity to proceed with the design of the 2024 Wastewater Treatment Plan Improvements Project, in the amount of \$1,466,000.00. Director Gier seconded the motion, which passed unanimously.

#### TCEQ PHASE II SMALL MS4 GENERAL PERMIT

Ms. Bonham stated that Quiddity performed services in accordance with Permit Year 5 of the District's Phase II MS4 Storm Water Management Program and submitted the report to the TCEQ on March 26, 2024.

#### PARK AND LANDSCAPE MATTERS

Mr. Boyd reviewed the park and landscape maintenance report, a copy of which is attached, and updated the Board on the status of previously approved projects, as well as current tasks in progress.

Mr. Boyd reviewed an exhibit for proposed landscaping at the west detention area, a copy of which is attached to the report.

Mr. Boyd presented a proposal in the amount of \$4,133.80, submitted by Terry's to apply Top Choice Ant Killer along the east lakes, Lake Firethorne, and drainage channel sidewalks, a copy of which is attached to the report.

The Board discussed a bid packet, submitted by Terry's for maintenance services for the Firethorne Community Association areas.

After review and discussion, Director James moved to (1) approve the parks and landscaping report; and (2) approve the proposal in the amount of \$4,133.80, submitted by Terry's to apply Top Choice Ant Killer along the east lakes, Lake Firethorne, and drainage channel sidewalks. Director McFarland seconded the motion, which passed unanimously.

#### PARK AND LANDSCAPE DEVELOPMENT MATTERS

Messrs. Shahid and Switzer discussed options for the fall surface at the Savannah Hawk playground.

Mr. May reviewed the District Parks Conceptual Plan and cost estimate, a copy of which is attached. Discussion ensued.

#### OPERATION OF DISTRICT FACILITIES

Ms. Reeves reviewed the operations report, a copy of which is attached and provided an update regarding previously approved projects.

Ms. Reeves reviewed the North Fort Bend Water Authority ("NFBWA") 2024 Water Conservation Provider Program initiatives.

Ms. Reeves discussed Inframark records retention and requested Board authorization to dispose of obsolete records.

Ms. Reeves requested authorization to send seven uncollectible accounts totaling \$1,690.23. She noted there are zero write-offs for the month.

Ms. Reeves reviewed the list of delinquent accounts and reported that the persons on the termination list provided to the Directors were mailed written notice prior to this meeting in accordance with the District's Rate Order, notifying them of the opportunity to appear before the Board to explain, contest, or correct the utility service bill and show reason why utility service should not be terminated for reason of nonpayment. The Board conducted a hearing on the termination of utility service to delinquent accounts.

After review and discussion, Director James moved to (1) approve the operator's report; (2) authorize Inframark to dispose of obsolete records, as discussed; (3) authorize the operator to send seven uncollectible accounts in the amount of \$1,690.23, to a collection agency; and (4) authorize termination of delinquent accounts, in accordance with the District's Rate Order, and direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director McFarland seconded the motion, which passed unanimously.

DISTRICT WEBSITE AND COMMUNICATION MATTERS

Mr. Waggoner reviewed March and April reports from Touchstone, copies of which are attached, and discussed updates to the District’s website.

REPORTS FROM DIRECTORS AND DISTRICT CONSULTANTS

There was no discussion on this matter.

ATTORNEY’S REPORT

There was no discussion on this matter.

The Board concurred to hold the next special meeting on May 9, 2024, and the next regular meeting on May 14, 2024.

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

Asst. *Jill*  
Secretary, Board of Directors

(SEAL)



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