

MINUTES  
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 151

February 26, 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 26th day of February, 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 Director James, thus constituting a quorum.

Also present at the meeting were Andrew Vasquez and Frank Jones of the City of Katy ( the "City"); Michael Willett of Touchstone District Services ("Touchstone"); Kristy Hebert of Tax Tech, Inc.; Michelle Kincer of Storm Water Solutions, LLC; Jorge Diaz of McLennan & Associates, L.P.; ElizaBeth Reeves of Inframark Water & Infrastructure Services; John Boyd of Terry's Landscape & Design ("Terry's"); Lisa Bonham, Kaci Schlachter, and Alyvia McEwen of Quiddity Engineering, LLC ("Quiddity"); and Whitney Higgins and Jennifer Ramirez of Allen Boone Humphries Robinson LLP ("ABHR").

COMMENTS FROM THE PUBLIC

The Board reviewed correspondence from a resident regarding in-District meetings. The Board discussed holding an in-District meeting during the summer.

Ms. Reeves discussed correspondence from a resident regarding high water usage from December 2023 to February 2024. The Board concurred to not take action.

CONSENT AGENDA

Ms. Higgins asked if any Board member wished to remove items from the consent agenda for individual discussion. After discussion, Director Gier moved to approve all items on the consent agenda, including (1) the minutes of the January 11, 2024, special meeting, and January 22, 2024, regular meeting; (2) reimbursement of eligible expenses from the Association of Water Board Directors winter conference and authorize attendance at the summer conference; (3) the tax assessor's report; (4) the maintenance and mowing report; (5) the lake maintenance report; (6) the report from the City of Katy

Fire Department; and (7) direct that, where appropriate, items are filed appropriately and retained in the District's official records. Director Ciarella 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 Shipley seconded the motion, which passed unanimously.

Mr. Vasquez reviewed expenses related to fire protection services with the City. Discussion ensued. The Board requested that the City provide a monthly summary of expenses related to fire protection services for inclusion in the District's bookkeeper's report.

#### ADOPT RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

Ms. Higgins reviewed optional exemptions from taxation the District may grant, including a general residential homestead exemption and a homestead exemption for persons 65 years of age or older and disabled persons.

After review and discussion, Director Ciarella moved to adopt the Resolution Concerning Exemptions from Taxation reflecting a homestead exemption in the amount of \$20,000 to persons 65 years of age or older and disabled persons and rejecting any exemption of general residential homesteads from ad valorem taxation, and direct that the Resolution be filed appropriately and retained in the District's official records. 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 Wastewater Treatment Plant Improvements project. She reviewed and recommended Pay Estimate No. 4 and Final in the amount of \$22,250.00, payable to Sustanite Support Services ("Sustanite"). Ms. Bonham reviewed and recommended approval of the Certificate of Acceptance.

Ms. Bonham provided an update regarding the Lift Station No. 1 Rehabilitation and Diesel Generator Addition. She reported that Quiddity received plan approval from Fort Bend County and requested the Board authorize her to advertise for bids. She stated that the final estimated construction cost is \$523,000.00. Ms. Bonham reviewed an exhibit of areas that might have possible odor concerns during the portion of construction that will require bypassing, a copy of which is attached.

Ms. Bonham provided an update regarding Water Well No. 1 Rework, stating that the contractor mobilized on February 14, 2024, and the contractual substantial completion date is July 23, 2024. She reported that after the contractor televised the water well, Quiddity identified a buckle in the line. Ms. Bonham stated that the installation of a 10-inch liner might be necessary to repair the line for an estimated cost of \$133,000.00. She requested the Board authorize Quiddity to proceed with the 10-inch liner repair, if determined necessary and feasible by Quiddity. Ms. Bonham also reported that the water well motor is currently being evaluated and Quiddity will obtain quotes for repair or replacement of the motor, as appropriate.

Ms. Bonham provided an update regarding the water plant inspection. She reported that the first inspection was completed on February 20, 2024.

Ms. Bonham provided an update regarding the preparation of the Lead Service Line Inventory, stating that the submission to the Texas Commission on Environmental Quality ("TCEQ") was deemed administratively complete on January 29, 2024.

Ms. Bonham provided an update regarding the South Firethorne Business Park Plan Review, stating that Quiddity issued the fifth plan review letter on January 17, 2024, and are awaiting revised plans.

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 are awaiting revised plans.

After review and discussion and based on the engineer's recommendation, Director Ciarella moved to (1) approve the engineer's report; (2) approve Pay Estimate No. 4 and Final, in the amount of \$22,250.00, payable to Sustanite; (3) approve the Certificate of Acceptance; (4) authorize advertisement for bids for the Lift Station No. 1

Rehabilitation and Diesel Generator Addition project; and (5) authorize Quiddity to proceed with the 10-inch liner repair for an estimated cost of \$133,000.00, if determined necessary and feasible by Quiddity. 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. She then requested Board authorization to submit the Permit Year 5 Annual Report upon completion. After review and discussion, Director Ciarella moved to authorize Quiddity to submit the Permit Year 5 Annual Report upon completion. Director Gier seconded the motion, which passed unanimously.

#### 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.

#### PARK AND LANDSCAPE DEVELOPMENT MATTERS

There was no discussion on this agenda item.

#### 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 stated that lift pump no. 1 for lift station no. 1 requires repair in the amount of \$9,279.00 or replacement in the amount of \$15,700.00. She stated that Inframark is recommending repair.

Ms. Reeves reviewed the recent sidewalk survey and presented a proposal in the amount of \$25,338.55, submitted by Tilted Concrete Solutions LLC ("Tilted Concrete") for the repair of sidewalk panels containing a District facility, a copy of which is attached.

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 Shipley moved to (1) approve the operator's report; (2) approve the repair of lift pump no. 1 for lift station no. 1 in the amount of \$9,279.00, as recommended; (3) approve the proposal in the amount of \$25,338.55, submitted by Tilted Concrete for the repair of sidewalk panels containing a District facility; 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 Ciarella seconded the motion, which passed unanimously.

DISTRICT WEBSITE AND COMMUNICATION MATTERS

Mr. Willett reviewed a report from Touchstone, a copy of which is attached, and discussed updates to the District's website.

The Board discussed EyeonWater sign ups and posting a notification regarding "flushable" wipes.

REVIEW CRISIS MANAGEMENT AND MEDIA RELATIONS PLAN

The Board tabled discussion on this matter.

REPORTS FROM DIRECTORS AND DISTRICT CONSULTANTS

The Board concurred to hold the next special meeting on March 19, 2024, and the next regular meeting on March 25, 2024.

ATTORNEY'S REPORT

There was no discussion on this matter.

DISTRICT WEBSITE AND COMMUNICATION MATTERS (CONT'D)

The Board discussed communications with residents regarding security concerns at the mailbox kiosks and discussed options for addressing the same.

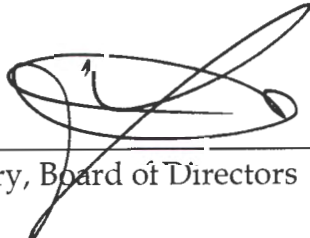
BOOKKEEPING MATTERS (CONT'D)

The Board generally discussed fire protection billing matters.

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

(SEAL)



  
Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	Minutes <u>Page</u>
Tax assessor's report.....	1
Maintenance and mowing report .....	1
Call breakdown report .....	2
Bookkeeper's report.....	2
Engineering report.....	2
Exhibit of areas of possible odor concerns .....	3
Park and landscape maintenance report .....	4
Operator's report.....	4
Report from Touchstone District Services.....	5