

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 151

October 28, 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 28th day of October, 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 Ciarella, thus constituting a quorum.

Also present at the meeting were Abhinav Kapoor, a resident of the District; Justin Waggoner of Touchstone District Services; Kristy Hebert of Tax Tech, Inc.; Jerry Schroeder of Storm Water Solutions, LLC ("SWS"); Jorge Diaz of McLennan & Associates, L.P.; ElizaBeth Reeves and Starsky Wallin of Inframark Water & Infrastructure Services; Andrew Faubion of Terry's Landscape & Design ("Terry's"); Lisa Bonham and Alyvia McEwen of Quiddity Engineering, LLC ("Quiddity"); and Whitney Higgins and Kathryn Mercado of Allen Boone Humphries Robinson LLP.

COMMENTS FROM THE PUBLIC

Mr. Kapoor introduced himself as a resident of the District. He requested information regarding the west detention enhancement project. Mr. Kapoor then stated that there is standing water on District property near his fence line. Discussion ensued regarding the phases of the project, and the Board directed Quiddity and Terry's to coordinate regarding the area with standing water.

The Board discussed correspondence received from Lindsey Elementary School regarding a request for contribution toward installing astroturf on the playground.

The Board discussed resident correspondence regarding vegetation near the edge of the northern eastern lake. Mr. Wallin stated that Inframark will jet the lines to remove sediment and silt from the manholes.

CONSENT AGENDA

Ms. Higgins asked if any Board member wished to remove items from the consent agenda for individual discussion. Director Gier requested that agenda item 2.d. be removed from the consent agenda. After discussion, Director James moved to approve all items on the consent agenda, except item 2.d., including (1) the minutes of the September 12, 2024, special meeting, and September 23, 2024, regular meeting; (2) the tax assessor's report; (3) the report from the City of Katy Fire Department; and (4) direct that, where appropriate, items are filed and retained in the District's official records. Director McFarland seconded the motion, which passed unanimously. Copies of all reports approved as part of the consent agenda are attached.

ITEMS REMOVED FROM CONSENT AGENDA

MAINTENANCE AND MOWING OF DISTRICT FACILITIES

Mr. Schroeder presented the maintenance and mowing report, a copy of which is attached. He then presented a proposal in the amount of \$3,000.00, submitted by SWS, to clear the wooded area pathway to locate the inlet/interceptor at the west detention pond, east of the waste water treatment plant, a copy of which is attached to the report. Following review and discussion, Director James moved to approve the maintenance and mowing report. Director McFarland seconded the motion, which passed unanimously. The Board did not take action on the proposal in the amount of \$3,000.00 and directed Inframark to televise the line.

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

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 sound wall/FM 1463 road widening project, noting that the overall project is expected to be complete in early 2027.

Ms. Bonham provided an update regarding the Lift Station No. 1 Rehabilitation and Diesel Generator Addition. She reviewed and recommended Pay Estimate No. 1 in the amount of \$99,900.00, payable to Pioneer Construction Services ("Pioneer").

Ms. Bonham provided an update regarding Water Well No. 1 Rework. She reviewed and recommended Change Order No. 2 submitted by C&C Water Services ("C&C") to decrease the contract amount by \$128,100.00. The Board determined that Change Order No. 2 is beneficial to the District. Ms. Bonham then reviewed and recommended Pay Estimate No. 2 in the amount of \$52,788.80, payable to C&C. She then reviewed and recommended approval of the Certificate of Substantial Completion and Certificate of Acceptance.

Ms. Bonham provided an update regarding the 2024 Sanitary Sewer Cleaning & Televising, stating that the contractor has mobilized.

Ms. Bonham provided an update regarding the 2025 Drainage Channel Rehabilitation, stating that design is in progress.

Ms. Bonham provided an update regarding the 2024 Wastewater Treatment Plant Improvements Project.

Ms. Bonham reviewed Quiddity's 2024 Schedule of Hourly Rates and Reimbursable Expenses with the Board, a copy of which is attached to the engineering report. She confirmed that the new rate would be effective November 1, 2024.

Ms. Bonham provided an update regarding the preparation of bond application report no. 16.

Ms. Bonham provided an update regarding Hanover Cane Island, as detailed in her report.

Ms. Bonham provided an update regarding the one-year warranty inspection of the South Firethorne Crosswalk Addition. She stated that Quiddity is coordinating with the contractor to replace missing buttons and to refresh the striping near Wolman Elementary School.

Following review and discussion, Director McFarland moved to (1) approve the engineering report; (2) approve Pay Estimate No. 1 in the amount of \$99,900.00, payable to Pioneer; (3) approve Change Order No. 2 to decrease the contract amount by \$128,100.00, based upon the Board's finding that it is beneficial to the District; (4) approve Pay Estimate No. 2 in the amount of \$52,788.80, payable to C&C; (5) approve the Certificate of Substantial Completion and Certificate of Acceptance; and (6) approve Quiddity's Schedule of Hourly Rates and Reimbursable Expenses. Director James seconded the motion, which passed unanimously.

TCEQ PHASE II SMALL MS4 GENERAL PERMIT

Ms. Bonham reported that the TCEQ released the new General permit on August 14, 2024. She stated that Quiddity is reviewing changes to the permit and will begin

preparing the District Storm Water Management Plan (“SWMP”), as authorized by the Board at the November 27, 2023, meeting. Ms. Bonham noted that the deadline for submission of the Notice of Intent and SWMP is February 11, 2025.

PARK AND LANDSCAPE MATTERS

Mr. Faubion 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. Faubion then presented a proposal in the amount of \$15,115.90, submitted by Terry’s, for repairs at the McDonough Way, Monarch Terrace and Ravens Prairie pocket parks, a copy of which is attached to his report. The Board considered revising the proposal to remove line item privacy shrubs for the Monarch Terrace pocket park.

Mr. Faubion presented a proposal in the amount of \$849.65, submitted by Terry’s, for the west detention wash out area, a copy of which is attached to his report.

Following review and discussion, Director Shipley moved to (1) approve the park and maintenance landscape report; and (2) approve the proposal in the amount of \$6,973.09, submitted by Terry’s, for repairs at the McDonough Way, Monarch Terrace and Ravens Prairie pocket parks, as revised. Director James seconded the motion, which passed unanimously. The Board did not take action on the proposal in the amount of \$849.65.

PARK AND LANDSCAPE DEVELOPMENT MATTERS

There was no discussion on this matter.

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 requested authorization to send eight uncollectible accounts totaling \$1,254.62 to a collection agency.

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 the operator to send eight uncollectible accounts totaling \$1,254.62 to a collection agency; and (3) 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 the communication report from Touchstone and discussed updates to the District's website, a copy of which is attached.

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 regular meeting on November 14, 2024.

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



Secretary, Board of Directors

(SEAL)



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