

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 151

September 23, 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 23rd day of September, 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, thus constituting a quorum.

Also present at the meeting were 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 of Inframark Water & Infrastructure Services; Andrew Faubion of Terry's Landscape & Design; 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

There were no comments from the public.

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 August 15, 2024, special meeting, August 26, 2024, regular meeting, and August 28, 2024, special 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 \$20,000.00, of which the District's portion will be \$14,400.00, submitted by SWS to protect the western outfall with rip rap on the side slopes and to place bull rock on the bottom, a copy of which is attached to the report. Following review and discussion, Director Shipley moved to (1) approve the maintenance and mowing report; and (2) approve the proposal in the amount of \$20,000.00, of which the District's share will be \$14,400.00, submitted by SWS. Director Ciarella seconded the motion, which passed unanimously.

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.

CONDUCT PUBLIC HEARING REGARDING DISTRICT'S TAX RATE, ADOPT ORDER LEVYING TAXES, AND AUTHORIZE EXECUTION OF AMENDMENT TO INFORMATION FORM

Ms. Higgins stated that notice was published of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2024 total tax rate of \$0.78.

The Board opened the public hearing. There being no comments from the public, The Board closed the public hearing.

Ms. Higgins presented an Order Levying Taxes reflecting the proposed 2024 tax rate. She then presented an Amendment to Information Form reflecting the tax rate and stated that the Amendment will be filed with the Texas Commission on Environmental Quality and recorded in the Official Public Records of Fort Bend County.

After review and discussion, Director Ciarella moved to (1) adopt the Order Levying Taxes reflecting a total 2024 tax rate of \$0.78 per \$100 of assessed valuation, comprised of \$0.36 to pay debt service on bonds and \$0.42 for operations and maintenance; (2) authorize execution of the Amendment to Information Form; and (3) direct that the Order and Amendment be filed appropriately and retained in the District's official records. Director James 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 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.

Ms. Bonham provided an update regarding Water Well No. 1 Rework. She reported that the contractor is scheduled to install the new pump this week. Ms. Bonham reviewed and recommended Change Order No. 1 submitted by C&C Water Services ("C&C") to increase the contract by the amount of \$173,913.00. The Board determined that Change Order No. 1 is beneficial to the District. Ms. Bonham then reviewed and recommended Pay Estimate No. 1 in the amount of \$457,099.20, payable to C&C.

Ms. Bonham provided an update regarding the 2024 Sanitary Sewer Cleaning & Televising, stating that the contractor will mobilize next week.

Ms. Bonham provided an update regarding the 2025 Drainage Channel Rehabilitation, stating that Quiddity has begun design.

Ms. Bonham provided an update regarding the 2024 Wastewater Treatment Plant Improvements Project. She reviewed a revised scope memo submitted by Quiddity for additional engineering services for the 2024 Wastewater Treatment Plant Improvements Project in the amount of \$38,649.00, a copy of which is attached to the engineering report.

Ms. Bonham provided an update regarding the preparation of bond application report no. 16. The Board then considered adopting a Resolution Authorizing Application to the Texas Commission on Environmental Quality for Approval of Project and Bonds.

Ms. Bonham provided an update regarding the South Firethorne Road Speed Signs, as detailed in the engineering report.

The Board generally discussed improvements to the west detention area.

Following review and discussion, Director Ciarella moved to (1) approve the engineering report; (2) approve Change Order No. 1 in the amount of \$173,913.00, based upon the Board's finding that it is beneficial to the District; (3) approve Pay Estimate No. 1 in the amount of \$457,099.20, payable to C&C; (4) approve the scope memo from Quiddity for additional engineering services for the 2024 Wastewater Treatment Plant Improvements Project in the amount of \$38,649.00; (5) authorize Quiddity to submit a letter to Fort Bend County regarding the west detention area improvements; and (6)

adopt the Resolution Authorizing Application to the Texas Commission on Environmental Quality for Approval of Project and Bonds. 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 \$13,376.25, also submitted by Terry's for irrigation installation at the west detention area, a copy of which is attached to his report.

Mr. Faubion reported that three bids were solicited, but only two bids were received to install a parking lot at the west detention area. He recommended award of the contract to the lowest bidder, Terry's, for the contract amount of \$61,308.56. The Board concurred that, in its judgement, Terry's was a responsible bidder who would be the most advantageous to the District and would result in the most economical completion of the project.

Mr. Faubion presented a proposal in the amount of \$23,292.82, submitted by Terry's, for planting, bed prep, and driveway sod cover-up at the west detention area, a copy of which is attached to his report.

Mr. Faubion presented a proposal in the amount of \$10,358.43, submitted by Terry's, for tree plantings at the west detention area, a copy of which is attached to his report.

Mr. Faubion presented a proposal in the amount of \$17,882.89, submitted by Terry's, to install a new sidewalk, limestone blocks, and to move a gate at the west detention area, a copy of which is attached to his report.

Following review and discussion, Director McFarland moved to (1) approve the park and maintenance landscape report; (2) approve the proposal in the amount of \$13,376.25, submitted by Terry's, for irrigation installation at the west detention area; (3) award the contract for installation of a parking lot at the west detention area to Terry's,

in the amount of \$61,308.56; (4) approve the proposal in the amount of \$23,292.82, submitted by Terry's, for planting, bed prep, and driveway sod cover-up at the west detention area; (5) approve the proposal in the amount of \$10,358.43, submitted by Terry's, for tree planting at the west detention area; and (5) approve the proposal in the amount of \$17,882.89, submitted by Terry's, to install new sidewalk, limestone blocks, and to move a gate at the west detention area. Director James seconded the motion, which passed unanimously.

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. She requested Board authorization to participate in the Water Wise Fest on November 3, 2024, to take place at Central Green at La Centerra.

Ms. Reeves presented a proposal in the amount of \$11,400.00, submitted by Rage Industrial Solutions ("Rage"), to replace the diffusers at the sewer treatment plant.

Ms. Reeves presented a proposal in the amount of \$5,700.00, submitted by Ski-Bo's, to replace the wooden fence at offsite well no. 1.

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 participation in the Water Wise Fest on November 3, 2024, to take place at Central Green at La Centerra; (3) approve the proposal in the amount of \$5,700.00, submitted by Ski-Bo's, subject to inspection by Director James and Ms. Reeves; 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. The Board did not take action on the proposal in the amount of \$11,400.00.

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 next special meeting on October 10, 2024, and regular meeting on October 28, 2024.

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



Secretary, Board of Directors

(SEAL)



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