

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

September 10, 2026

The Board of Directors ("Board") of Fort Bend County Municipal Utility District No. 155 ("District") met in regular session, open to the public, on the 10th day of September, 2026, at the Bonbrook Plantation Recreational Center, 9210 Reading Road, Rosenberg, Texas, within the boundaries of the District, and the roll was called of the members of the Board:

Donna Johnson	President
Brett Telford	Vice President
Christina Garcia	Assistant Vice President
Jessica Robach	Secretary
Dwayne Grigar	Assistant Secretary

and all of the above were present, thus constituting a quorum.

Also present for all or part of the meeting were: Brandon West of Touchstone District Services; Deputy Scott, Deputy Perez, and Lieutenant Hansen of the Fort Bend County Constables Office, Precinct 4; Ron Dechert of Pape Dawson Engineers; Veronica Hernandez of McLennan & Associates, LP; Rick Marriott of Si Environmental, LLC ("Si"); Justin Morales and Rachel Goldsmith of GreenScape Associates ("GreenScape"); and Nellie Connally and Holly Huston of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENTS

The meeting convened at 3:34 p.m. Ms. Connally offered any members of the public attending the meeting the opportunity to make a public comment. There being no members of the public wishing to make a public comment, the Board closed the public comment portion of the agenda.

SECURITY REPORT

Deputy Hansen addressed the Board regarding security matters within the District. The Board reviewed a security report, a copy of which is attached. Discussion ensued regarding security matters.

Deputy Hansen reviewed a revised budget proposal for the Interlocal Agreement with Fort Bend County Constables Precinct 4 in the annual amount of \$372,530, which adds another Sergeant to the District. Following review and discussion, Director Garcia moved to approve the revised budget, as presented. Director Robach seconded the motion, which passed by a unanimous vote.

APPROVE MINUTES

The Board considered approving the minutes from the August 13, 2026, meeting. Following review and discussion, Director Johnson moved to approve the minutes, as amended. Director Grigar seconded the motion, which passed by unanimous vote.

BOOKKEEPING MATTERS

Ms. Hernandez presented and reviewed the bookkeeper's report and presented the checks for payment. A copy of the bookkeeper's report, which includes the investment report, is attached. After review and discussion, Director Telford moved to approve the bookkeeper's report and payment of the bills. Director Grigar seconded the motion, which passed unanimously.

OPERATOR'S REPORT

Mr. Marriott presented and reviewed the operator's report, a copy of which is attached, and reviewed repair and maintenance items for the month.

Mr. Marriott presented to the Board a list of delinquent customers and reported the residents on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to the meeting of the opportunity to appear before the Board to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment.

Following review and discussion, Director Johnson moved to (1) approve the operator's report; and (2) 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 Robach seconded the motion, which passed by unanimous vote.

ENGINEER'S REPORT

Mr. Dechert presented and reviewed an engineer's report, a copy of which is attached, and updated the Board on the status of development and ongoing engineering projects in the District.

Mr. Dechert updated the Board on the fence encroachment request to San Jacinto Pipeline Company adjacent to the park in Bonbrook Plantation South, Section 10.

Mr. Dechert updated the Board regarding the status of the joint wastewater treatment plant improvements.

Mr. Dechert updated the Board regarding the status of bond application no. 10.

UPDATE ON DETENTION/AMENITY LAKES MAINTENANCE

Discussion ensued regarding Detention and Amenity Lake Maintenance.

PHASE II SMALL MS4 GENERAL PERMIT AND STORM WATER MANAGEMENT PLAN, INCLUDING PUBLIC COMMENT

There was no discussion on this agenda item.

UPDATE ON LANDSCAPE MAINTENANCE AND IRRIGATION

Mr. Morales reviewed a landscape maintenance report, a copy of which is attached. He presented and reviewed a proposal to install additional plants at the Japonica park in the amount of \$14,298.547. Following review and discussion, the Board concurred to defer action on this proposal.

Ms. Goldsmith reviewed a design and park update report, a copy of which is attached.

Ms. Goldsmith presented and reviewed options for closure methods at the Dog Park. The Board concurred to move forward with the higher grade closure methods.

Ms. Goldsmith updated the Board regarding the Japonica Park fencing project. She presented and reviewed an estimate of cost in the amount of \$119,380.42.

Ms. Goldsmith presented and reviewed a playground inspection report from Lonestar Recreation, copy of which is attached to the design and park update report.

DISTRICT COMMUNICATIONS, INCLUDING WEBSITE, MASS MESSAGING, AND SOCIAL MEDIA POLICIES

Mr. West updated the Board regarding the District website. He requested the Board select two members to create a Communications Committee to work directly with Touchstone to create the vision of the District. Following discussion, the Board concurred to appoint Directors Robach and Johnson for the Communications Committee.

GARBAGE AND RECYCLING MATTERS

The Board discussed garbage collection matters.

TAX ASSESSOR/COLLECTOR'S REPORT

The Board received and reviewed a tax assessor/collector's report from Fort Bend County, a copy of which is attached. Following review and discussion, Director Robach moved to approve the tax assessor/collector's report as presented. Director Garcia 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. Connally stated that notice was published of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2026 total tax rate of \$0.86.

Ms. Connally opened the public hearing. There being no comments from the public, Ms. Connally closed the public hearing.

Ms. Connally presented an Order Levying Taxes reflecting the proposed 2026 tax rate.

After review and discussion, Director Robach moved to: (1) adopt the Order Levying Taxes ("the Order") reflecting a total 2026 tax rate of \$0.86 per \$100 of assessed valuation, comprised of \$0.40 to pay debt service on water, sewer, and drainage bonds, and \$0.46 for operations and maintenance; and (2) direct that the Order be filed appropriately and retained in the District's official records. Director Garcia seconded the motion, which passed unanimously.

ANNUAL REPORT TO BOND REVIEW BOARD

Ms. Connally presented a memorandum regarding the required submission of an annual report to the Bond Review Board containing certain information about the District's voter-approved but unissued bonds, a copy of which is attached, and stated that ABHR will work with the District's consultants to prepare and submit the annual report by the September 30 deadline, if needed.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.



/s/ Jessica Robach
Secretary, Board of Directors

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