

**REID ROAD MUNICIPAL UTILITY DISTRICT NO. 1**

Minutes of Meeting of Board of Directors

December 15, 2021

The Board of Directors ("Board") of Reid Road Municipal Utility District No. 1 ("District") met on December 15, 2021 at 11245 Harvest Bend Boulevard, Houston, Harris County, Texas, in accordance with the duly posted notice of said meeting, with a quorum of Directors present, as follows:

Patrick Cieslewitz, President  
Carla Christensen, Vice President  
Robert Sumpter, Secretary  
Ed Swannie, Director

and the following absent:

none.

Also present were Ms. Karen Brengel; Ms. Robin Goin, tax assessor-collector for the District; Ms. Erin Garcia, bookkeeper for the District; Mr. John Montgomery and Mr. Jared Martin, District operators; Mr. Kim Cosco of Champions Hydro-Lawn; Mr. Mason Mueller, District engineer; Sergeant Martinez and Chief Blackledge of the Harris County Precinct 4 Constable's office; a quorum of the Board of Reid Road MUD No. 2 and other consultants of that district; and Ms. Melissa J. Parks, attorney for the District.

The President called the meeting to order and declared it open for such business as might regularly come before it. It was with great sorrow that the President announced the passing of former Director Bob Brengel, and those present expressed their sadness and wished his family well.

1. Mr. Montgomery presented the joint sewage treatment plant operations report. It reflected 3,790 connections, no permit excursions, and plant operations at 41% of permitted capacity. After review of the report, upon motion by Director Christensen, seconded by Director Swannie, the Board voted unanimously to approve the operator's report as presented.

2. The Board considered declaration of certain personal property as surplus under Texas Water Code §49.226. At the previous meeting the operator had described out-of-use blowers at the sewage treatment plant, which he recommended using for an in-kind swap with STP Services for the use of a temporary drum screen. After discussion, upon unanimous vote, the Board determined that the blowers are surplus and not needed by the District and may

be exchanged for like fair market value. Based on information provided by the operator, the Board determined that the blowers and the screen were of equal fair market value.

3. Ms. Parks reported to the Board on recent construction by a homeowner situated adjacent to the District's sewage treatment plant site of a new fence with a gate opening into the plant site. This is the same location identified last month from where another property owner had observed four-wheelers being driven onto the plant site. The Board authorized correspondence to this property owner prohibiting trespass and providing notice that the District may seek to hold the owner criminally or civilly liable for damage it causes or allows to the District's property. Ms. Parks noted she has not yet received a response from the owner of 10410 Lazy Meadows Lane concerning an agreement about property owner encroachments.

4. Ms. Garcia presented the joint plant bookkeeper's report, copy attached, and reviewed the report, income and disbursements, and a budget comparison report for the first eight months of the fiscal year. After review of checks and further discussion, upon motion by Director Swannie, seconded by Director Christensen, the Board approved the bookkeeper's report and authorized payment of the checks listed thereon.

5. Mr. Mueller discussed engineering matters and reviewed a written report, copy attached. There were no items requiring Board action, and thereafter, upon motion duly made, seconded and unanimously carried, the Board approved the engineer's report.

6. Sergeant Martinez reviewed a report on law enforcement activities that had occurred during the month.

7. The boards opened the floor for public comment, and no public comment was offered. Thereafter, the Board and consultants of Reid Road No. 2 exited the meeting.

8. The Board reviewed the minutes of its meeting held November 17, 2021. Upon motion duly made, seconded and unanimously carried, the Board approved the minutes as presented. The Board next opened the floor for public comment, and none was offered.

9. The Board considered acceptance of Karen Brengel's qualifications for director. Ms. Brengel completed a qualification letter and a statement of appointed officer and oath of office as required by the Texas Constitution. After discussion, upon motion duly made, seconded and unanimously carried, the Board voted to approve the qualifications and statement as well as the oath of office for Director Brengel, and declared her to be fully qualified to enter into a term as a member of the Board of Directors. Ms. Brengel also completed a questionnaire regarding potential conflicts of interest and received a memorandum regarding Public

Information/Open Meetings Act training. Ms. Brengel participated in the remainder of the meeting.

10. The Board considered an election of officers, noting that the position of Treasurer was vacant. Upon motion by Director Christensen, seconded by Director Sumpter, the Board voted unanimously to elect Director Brengel as Treasurer of the Board and District.

11. Ms. Goin presented the tax assessor-collector's report, copy attached, which showed 99.485% collection of 2020 taxes and 6.15% collection of 2021 taxes. The Board confirmed an aerial photograph of the District should be taken on January 1, 2022. Upon motion duly made, seconded and unanimously carried, the Board approved the tax assessor-collector's report and the checks listed thereon.

12. Ms. Garcia presented the bookkeeper's report, copy attached, and reviewed activity and balances in all District funds as well as checks presented for payment of current bills. She brought two checks to the Board's attention payable to Kleen Environmental for Phase 1 smoke testing. After discussion with the engineer, the Board agreed to pay Pay Estimate No. 1 but withheld approval for Pay Estimate No. 2 at this time. Ms. Garcia then mentioned correspondence about the Greens Bayou Coalition's "Come Grow with Us" campaign. The Board discussed this and agreed to contribute \$1,000, as the coalition has reorganized and begun regular meetings. Finally, Ms. Garcia reviewed the eight-month budget comparison report followed by the bookkeeper's investment report and the report of pledged collateral. After further discussion, upon motion duly made, seconded and unanimously carried, the Board approved the bookkeeper's report and investment report and authorized release of checks for payment of current bills with the exception of the check discussed above.

13. Mr. Montgomery presented the operator's report, copy attached. Water accountability for the month was 93%. On the operator's recommendation the Board authorized deeming three accounts in the total amount of \$436.34 as uncollectable and referring them to the collection agency used by the District. Mr. Montgomery then submitted a list of delinquent accounts to the Board for termination of utility service and stated that these customers had been given written notification of the opportunity to appear, either in person or in writing, at the Board meeting to contest, explain or request correction of the charges, services or disconnection. The customers had neither attended the Board meeting nor contacted the operator's office or the District, and after discussion, upon motion duly made, seconded and unanimously carried, the

Board authorized the operator to proceed with termination of utility service to said accounts pursuant to provisions of the District's Rate Order.

Mr. Montgomery reported on smoke testing and confirmed Phase 1 was complete. Kleen Environmental is compiling findings which will be presented for Board review and discussion. Thereafter, upon unanimous vote, the Board approved the operator's report as presented.

15. The Board considered a request from White Oak Bend MUD and HOA to enter into an agreement for an electricity connection to serve security cameras to be installed by those entities. A draft agreement had been provided by the attorneys for that district which Ms. Parks briefly reviewed with the Board and suggested several revisions. The Board agreed to further consider the matter in January but did authorize Ms. Parks to send an interim response to the attorney for White Oak Bend MUD.

16. Mr. Mueller presented the engineer's report, copy attached. He reviewed the report with the Board and also noted having recently been contacted by representatives of a District landowner seeking service for a new project in the District at the Mulligans Golf Course location. The representative believed existing District lines were available to serve the property. Mr. Mueller would contact the District's operator to investigate and confirm. There were no items requiring Board action and thereafter, upon unanimous vote, the Board approved the engineer's report.

14. Ms. Parks reported that Harris County had contacted her office concerning renewal of the law enforcement contract expiring February 28, 2022. The Board noted its intention to renew the contract and would further discuss the matter upon receipt of a draft contract from the County.

15. The Board briefly discussed pending business. Mr. Mueller reported he had informed the North Harris County Regional Water Authority that the District would not continue with its fluoride program, and that he remained ready to discuss any issues concerning conversion to chloramine disinfection at the District water plant, including issues with the motor control center.

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

  
Secretary