

MINUTES
RENN ROAD MUNICIPAL UTILITY DISTRICT
OF HARRIS AND FORT BEND COUNTIES, TEXAS

December 3, 2021

The Board of Directors (the "Board") of Renn Road Municipal Utility District of Harris and Fort Bend Counties, Texas (the "District"), met in regular session, open to the public, on the 3rd day of December, 2021, at the offices of Vogler & Spencer Engineering, Inc., 777 North Eldridge Parkway, Suite 500, Conference Room A, Houston, Texas 77079, outside the boundaries of the District, and the roll was called of the members of the Board:

Russell G. Cook	President
Kathleen Farris	Vice President
Mario Peralta	Secretary
Bertha ("Candy") Fair	Assistant Vice President
Victoria D. Estick	Assistant Secretary

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

Also attending the meeting were Major Jessie Sampson of SEAL Security Solutions, LLC ("SEAL Security"); Ryan Haynes and Steve Hamilton of Environmental Allies ("EA"); Brittini Silva of Myrtle Cruz, Inc.; Robin Goin of Bob Leared Interests; Missy Steadman of Inframark, LLC ("Inframark"); Amanda Benzman with Environmental Development Partners; Ryan Vogler of Vogler & Spencer Engineering, Inc. ("V&S"); Carl Peters of Kingsbridge Municipal Utility District ("Kingsbridge"); Moni Mansour, a resident of the District; Miriam Beck and Carole Bagley of West Keegans Bayou Improvement District, Fort Bend and Harris Counties, Texas; and Katie Sherborne, Brooke Milbauer and Kathryn Easey of Allen Boone Humphries Robinson, LLP ("ABHR").

MINUTES

The Board considered approving the minutes of the November 5, 2021, meeting. Following review and discussion, Director Fair moved to approve the minutes of the November 5, 2021, meeting, as submitted. Director Peralta seconded the motion, which passed unanimously.

PUBLIC COMMENTS

There was no discussion on this agenda item.

GARBAGE COLLECTION AND RECYCLING MATTERS

The Board reviewed a report prepared by Best Trash, LLC regarding garbage and recycling collection in the District, a copy of which is attached.

SECURITY AND PATROL MATTERS

Major Sampson presented and reviewed a report regarding security in the District, a copy of which is attached.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Goin presented and reviewed with the Board the monthly tax assessor/collector's report, a copy of which is attached, including a list of the checks presented for payment and the list of top delinquent tax accounts. She stated 99.305% of the District's 2020 taxes and 9.051% of the District's 2021 taxes have been collected as of November 30, 2021. She asked whether the Board wanted an aerial photograph of the District. Mr. Vogler stated an updated aerial photograph of the District was taken and included in bond application no. 9. Following review and discussion, Director Estick moved to approve the tax assessor/collector's report and payment of tax bills. Director Farris seconded the motion, which passed unanimously.

MOWING AND DETENTION POND MAINTENANCE

Mr. Haynes presented and reviewed a mowing and detention pond maintenance report, a copy of which is attached.

Mr. Haynes presented a proposal from EA in the amount of \$3,302.83 to repair the manhole covers located in the detention basin. At the Board's request, Mr. Vogler confirmed the cost to repair the manhole covers is reasonable.

Discussion ensued regarding fence debris in the drainage channel. Mr. Haynes stated EA will remove the fence debris at no cost to the District.

Following review and discussion, Director Peralta moved to approve EA's proposal to repair the manhole covers for a cost of \$3,302.83. Director Farris seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Silva presented and reviewed the bookkeeper's report, including the District's monthly bills, for the Board's consideration. A copy of the bookkeeper's report, including a list of the bills approved for payment, is attached. She reviewed the District's updated year-to-date budget comparison, investment report, pledged

securities report, report on the sewage treatment plant general operating account, and a year-to-date budget for the sewage treatment plant.

Ms. Silva updated the Board on the status of opening new accounts with Allegiance Bank and Central Bank. Ms. Silva reported that the District's BBVA USA operating account will remain open until all outstanding checks have cleared.

Ms. Silva stated a wire transfer form authorizing the transfer of funds to K. Hovnanian Homes from the Series 2021 Bonds will be circulated to directors for signature. Discussion ensued regarding the remaining bond and surplus funds in the capital projects accounts.

Ms. Silva noted hand-written check no. 1068 in the amount of \$6,460.00 payable to SEAL Security for security services for the month of November and hand-written check no. 1069 in the amount of \$100.00 payable to Director Fair to correct a payroll deduction error are also being presented for approval, but are not included in the bookkeeper's report.

The Board discussed director attendance at Kingsbridge regular and special meetings.

Following review and discussion, Director Peralta moved to approve the bookkeeper's report and the bills presented for payment, including hand-written check no. 1068 in the amount of \$6,460.00 payable to SEAL Security and hand-written check no. 1069 in the amount of \$100.00 payable to Director Fair. Director Estick seconded the motion, which passed unanimously.

TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR THE ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") WINTER CONFERENCE

The Board discussed Director expenses for the upcoming AWBD winter conference. The Board concurred to approve reimbursement of no more than three per diems, two nights of hotel stay, and reasonable meals for Directors attending the AWBD winter conference, all in accordance with the District's Travel Reimbursement Guidelines.

OPERATION OF DISTRICT FACILITIES

Ms. Steadman presented and reviewed with the Board the monthly operator's report, a copy of which is attached. She updated the Board on inspections, repairs, and maintenance items performed in the District. She stated that the District currently has 1,478 water connections and the percentage of water billed versus water produced for the previous billing cycle was 96.43%.

Ms. Steadman updated the Board on the status of the smart meter replacement project. She reported shipment of the one-inch meters continues to be delayed.

Ms. Steadman reported the tree and shrub trimming at the Wastewater Treatment Plant is complete. Discussion ensued concerning tree removal along the fence line at the Wastewater Treatment Plant.

Ms. Steadman reviewed four delinquent accounts totaling \$1,426.50 deemed uncollectible by the operator, and recommended the accounts be submitted to the collection agency. She then reviewed one delinquent account totaling \$1.52 deemed uncollectible by the operator, and recommended the account be written off.

Ms. Steadman updated the Board on the results of the fire hydrant survey. She presented a proposal from Inframark in the estimated amount of \$11,920.00 to repair the fire hydrants. She then presented a proposal from Edustrial Solutions in the amount of \$2,650.00 to pressure wash and paint 106 fire hydrants.

Ms. Steadman stated a rate order analysis will be presented for the Board's consideration at the next meeting.

Ms. Steadman presented a list of delinquent customers, and reported that the customers 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. The Board discussed deferring termination of utility service for non-payment during December due to the holidays. Following review and discussion, the Board concurred not to terminate utility accounts during December and directed that the delinquent customer list be filed appropriately and retained in the District's official records.

Following review and discussion, Director Estick moved to (1) approve the operator's report; (2) authorize Inframark to turn over to collections the accounts totaling \$1,426.50; (3) authorize Inframark to write off one account totaling \$1.52; and (4) approve the proposals for repairing, pressure washing and painting the fire hydrants, based on the operator's recommendations. Director Cook seconded the motion, which passed unanimously.

Ms. Steadman stated Touchstone District Services ("Touchstone") sent out an initial notification to all customer email and phone numbers on file for opting out of the inTEN Customer Notification System. Ms. Steadman stated she will notify Touchstone regarding Board members not receiving email and text notifications and updating customer contact information.

ENGINEERING MATTERS

Mr. Vogler presented and reviewed an engineer's report, a copy of which is attached.

There was no discussion on West Harris County Regional Water Authority matters.

Mr. Vogler updated the Board on the status of the clarifier rehabilitation project and the Wastewater Treatment Plant permit renewal.

Mr. Vogler stated there were no changes on the status of the construction projects on Belknap Road from Old Richmond Road to West Belfort and on Old Richmond Road from Belknap Road to Sugarland Howell.

Mr. Vogler stated that Harris and Fort Bend Counties will not enter into an interlocal agreement to repair the pavement and inlet issues in Keegans Wood due to each county's commissioner precinct redistricting. Discussion ensued regarding the use of bond funds for repairing pavement and inlet issues in the District. Mr. Vogler stated V&S will inspect the inlets and will prepare a project scope for the Board's review.

The Board considered accepting conveyance of a Water Meter Easement from Harmony Public Schools (the "Easement"). Mr. Vogler stated the metes and bounds is being prepared and requested the Board accept conveyance of the Easement pending finalization.

Mr. Vogler updated the Board on the status of the reimbursement from Fort Bend County for the fence relocation at the Wastewater Treatment facility.

Mr. Vogler reported the interim and emergency water supply agreement with Fort Bend County Municipal Utility District No. 2 is under review by ABHR.

Mr. Vogler updated the Board on the status of the Harmony School public utility extension project. He stated V&S and Harmony School are currently awaiting agency approvals of the plans, but onsite construction is underway.

Ms. Sherborne reported on certain certification obligations that the District must meet under the America's Water Infrastructure Act of 2018 (the "Act"). She stated that, pursuant to the Act, the District must certify to the Environmental Protection Agency that its community water system has completed an Emergency Response Plan (the "Plan").

Following review and discussion, Director Cook moved to (1) approve the engineer's report; (2) accept conveyance of the Easement, pending finalization, and direct that the Easement be filed appropriately and retained in the District's official

records; and (3) approve the Plan, authorize the filing of the certification of the Plan with the Environmental Protection Agency, and direct (i) the Plan be filed, confidentially, in the District's official records, and (ii) the confirmation of certification be filed in the District's official records. Director Farris seconded the motion, which passed unanimously.

STORM WATER MANAGEMENT PLAN

There was no discussion on this agenda item.

EMINENT DOMAIN REPORT TO TEXAS COMPTROLLER

Ms. Sherborne reported ABHR will file the District's Eminent Domain Authority Annual Report with the Comptroller of the State of Texas.

Ms. Sherborne then discussed *Hidalgo County Water Improvement District No. 3 v. Hidalgo County Water Irrigation District No. 1*, a pending case regarding the use of governmental immunity as a defense against condemnation.

KINGSBRIDGE MUNICIPAL UTILITY DISTRICT, WEST KEEGAN'S BAYOU IMPROVEMENT DISTRICT ("WEST KEEGAN'S"), WEST HARRIS COUNTY REGIONAL WATER AUTHORITY ("WHCRWA"), AND REGIONAL MUNICIPAL MEETING MATTERS

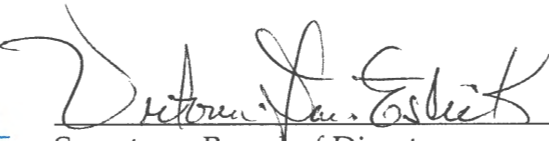
Mr. Peters stated Kingsbridge Water Plant No. 3 is being dedicated as a memorial to Robert Schindler. He stated a plaque at Water Plant No. 3 will be unveiled on December 4, 2021 at 10:00 a.m.

The Board discussed security services offered by OnSite Protection Inc. ("OnSite") and agreed to request that OnSite prepare a proposal for shared security services for Kingsbridge and the District, to include combined monthly reporting and dedicated security representatives for Kingsbridge and the District, and attend the next Board meeting to present the proposal.

DISCUSS REGULAR MEETING DATE AND TIME

The Board concurred to hold the next Board meeting at the offices of V&S on Friday, January 7, 2021, at 11:30 a.m.

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

Asst. 
Secretary, Board of Directors

(SEAL)



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