

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

March 4, 2022

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 4th day of March, 2022, 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 except Director Cook, thus constituting a quorum.

Also attending the meeting in person or by telephone were Andrew Dunn and Thomas Dunn of On-Site Protection Inc. ("On-Site"); Major Jessie Sampson of SEAL Security Solutions, LLC ("SEAL Security"); Elizabeth Harris of Environmental Allies; Lori Buckner of Myrtle Cruz, Inc.; Robin Goin of Bob Leared Interests; Missy Steadman of Inframark, LLC ("Inframark"); Ryan Vogler and Jeff Vogler of Vogler & Spencer Engineering, Inc. ("V&S"); Carl Peters of Kingsbridge Municipal Utility District; Moni Mansour, a resident of the District; Carole Bagley and Miriam Beck of West Keegans Bayou Improvement District, Fort Bend and Harris Counties, Texas ("West Keegans"); and Katie Sherborne, Brooke Milbauer and Kathryn Easey of Allen Boone Humphries Robinson, LLP ("ABHR").

MINUTES

The Board considered approving the minutes of the February 4, 2022, meeting. Following review and discussion, Director Fair moved to approve the minutes of the February 4, 2022, meeting, as amended. Director Peralta seconded the motion, which passed unanimously.

PUBLIC COMMENTS

Ms. Beck reported on the upcoming 2022 Directors Election for West Keegans.

2022 DIRECTORS ELECTION

Ms. Milbauer discussed procedures related to the 2022 Directors Election. She presented a Certificate Declaring Unopposed Status of Candidates for Election to the Board of Directors executed by the Board Secretary stating that the District received two candidate applications for the two director positions for the May 7, 2022, Directors Election.

Ms. Milbauer presented an Order Cancelling Election and Declaring Unopposed Candidates Elected to Office (the "Order Cancelling") stating that the May 7, 2022, Directors Election is cancelled and that the unopposed candidates, Victoria D. Estick and Kathleen Farris, are declared elected to office to serve from the May 7, 2022, election until the May 2, 2026, Directors Election. She reviewed the posting requirements for the Order Cancelling.

Ms. Milbauer discussed that the Board had approved entering into contracts with Harris County and Fort Bend County to administer the District's 2022 Directors Election.

Following review and discussion, Director Peralta moved to (1) accept the Certificate Declaring Unopposed Status of Candidates for Election to the Board of Directors and direct that the Certificate be filed appropriately and retained in the District's official records; (2) adopt the Order Cancelling Election and Declaring Unopposed Candidates Elected to Office, authorize the Secretary's agent to post the Order Cancelling, as required, and direct that the Order Cancelling be filed appropriately and retained in the District's official records; and (3) cancel the contracts with Harris County and Fort Bend County for election services for the May 7, 2022 Directors Election. Director Fair seconded the motion, which passed unanimously.

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.

The Board discussed security matters in the District and considered the possibility of contracting with a private security company for patrol of the District. Mr. Andrew Dunn addressed the Board on behalf of On-Site for monitoring and patrolling the District and the District's facilities. He presented and reviewed utility district security services materials and discussed On-Site's rates and fees. Copies of the presentation materials are attached. Mr. Dunn then responded to questions from the

Board. The Board discussed the presentation by On-Site and considered security options for the District, including an annual security budget, entering into a Security Consulting Services Agreement with On-Site, and terminating the security services contract with SEAL Security. Following review and discussion, Director Fair moved to (1) authorize notice of termination of the security services contract with SEAL Security, as discussed; and (2) approve the Security Consulting Services Agreement with On-Site, pending finalization, and direct that the Agreement be filed appropriately and retained in the District's official records. Director Peralta seconded the motion, which passed unanimously.

MOWING AND DETENTION POND MAINTENANCE

Ms. Harris presented and reviewed a mowing and detention pond maintenance report, a copy of which is attached. She discussed the removal of debris in the drainage channel and stated a proposal for the removal of the remaining debris will be prepared and presented at the next meeting. She stated she had no items for the Board's approval.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Buckner 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. Buckner noted hand-written check no. 1145 in the amount of \$184.56 payable to Director Peralta for his attendance at a West Harris County Regional Water Authority board of directors meeting and expense reimbursements, is also being presented for approval but is not included in her report. She also noted hand-written check no. 1146 in the amount of \$138.53 payable to Director Farris for her attendance at a West Keegans board of directors meeting, is also being presented for approval but is not included in her report.

Following review and discussion, Director Peralta moved to approve the bookkeeper's report and the bills presented for payment, including hand-written check no. 1145 in the amount of \$184.56 payable to Director Peralta, and hand-written check no. 1146 in the amount of \$138.53 payable to Director Farris. Director Estick seconded the motion, which passed unanimously.

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 94.737% of the District's 2021 taxes have been collected as of February 28, 2022. Following review and discussion, Director Estick moved to approve the tax assessor/collector's report and payment of tax bills. Director Peralta seconded the motion, which passed unanimously.

REVIEW CRITICAL LOAD SPREADSHEET FOR DISTRICT'S FACILITIES

Ms. Milbauer reported that the District's engineer, bookkeeper and operator have reviewed the critical load spreadsheet for the District's facilities. Ms. Milbauer noted that the critical load information on the District's facilities is required to be reviewed at least annually and provided to certain entities, which include the District's electricity provider, the Public Utility Commission, and other governmental entities. Following review and discussion, Director Peralta moved to approve the critical load spreadsheet, authorize providing it to the appropriate entities, and direct that a copy be retained in the District's official records. Director Fair seconded the motion, which passed unanimously.

EMERGENCY PREPAREDNESS PLAN

The Board discussed necessary updates to the District's Emergency Preparedness Plan ("EPP"). After review and discussion, Director Estick moved to authorize V&S to update the District's EPP, if necessary, and submit the updated EPP to the Texas Commission on Environmental Quality. Director Fair seconded the motion, which passed unanimously.

ANNUAL REVIEW OF DROUGHT CONTINGENCY PLAN

The Board conducted an annual review of the District's Drought Contingency Plan. Ms. Milbauer stated that no changes are recommended at this time. No action was taken by the Board.

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 1,480 water connections and the percentage of water billed versus water produced for the previous billing cycle was 91.81%.

Ms. Steadman updated the Board on the status of the smart meter replacement project. She reported the one-inch meters are in stock and Inframark awaits delivery.

Ms. Steadman presented and reviewed a tank inspection report of the District's ground storage tank ("GST") by Texas Aquastore, Inc. ("Texas Aquastore"). A copy of

the tank inspection report is attached to the operator's report. She presented an estimate prepared by Inframark in the amount of \$10,700.00 to remove sand and debris from the floor of the GST. She then reviewed estimates to replace (1) the discharge valves for the GST in the amount of \$9,180.00, (2) the check valve for the water well in the amount of \$4,980.00; (3) the check valve for Booster Pump No. 1 in the amount of \$1,580.00; and (4) the check valves for Booster Pumps Nos. 2, 3 and 4 in the amount of \$12,255.00.

Ms. Steadman reviewed proposals from Texas Aquastore to rehabilitate the GST. Discussion ensued and the Board requested that additional bids be obtained for the GST rehabilitation.

The Board reviewed proposals from Today's Integration, Inc. for security and surveillance upgrades at the Water and Wastewater Treatment Plants. Discussion ensued and the Board requested that additional proposals be obtained for security and surveillance services and equipment.

Ms. Steadman stated the Enterprise Payment Solutions Merchant Processing Services Agreement is still under review by ABHR and recommended the Board defer action on this item.

Ms. Steadman then 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. Ms. Steadman noted that the accounts in question had neither contacted her office nor had appeared at the Board meeting concerning their bills.

Following review and discussion, Director Fair moved to (1) approve the operator's report; (2) approve the replacement of the discharge valves for the GST and the check valves for the water well and Booster Pumps Nos. 1, 2, 3 and 4 in the amounts shown in the operator's report; and (3) authorize termination of utility service to said 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 Estick seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Ryan 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. Ryan Vogler updated the Board on the status of the clarifier rehabilitation project.

Mr. Ryan Vogler reported the construction project on Belknap Road from Old Richmond Road to West Belfort has been put on hold indefinitely. Mr. Ryan Vogler updated the Board on the status of the construction project on Old Richmond Road from Belknap Road to Sugarland Howell.

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

Mr. Ryan 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. He then discussed the issue with the waterline connection to serve the Harmony School tract due to the Belknap road widening construction project being put on hold.

Mr. Ryan Vogler reported that Fort Bend County is reviewing the proposed site along Keegans Bayou next to the Sugarfield detention pond as an alternate location to construct its wireless traffic signal communications tower.

Mr. Ryan Vogler reported on the results of an inspection of the District's Water Plant held on February 16, 2022, a copy of which is attached to the engineer's report. He stated the inspection noted that one of the pressure tanks needs to be recoated as soon as possible in order to extend its life. He then requested the Board authorize V&S to advertise for bids for the Water Plant Recoating project to include all of the above ground piping, both pressure tanks and the existing buildings at the Water Plant.

Following review and discussion, Director Estick moved to authorize V&S to advertise for bids for the Water Plant Recoating project. Director Fair seconded the motion, which passed unanimously.

APPROVE ANNUAL REPORT AND AUTHORIZE FILING OF SAME IN ACCORDANCE WITH THE DISTRICT'S CONTINUING DISCLOSURE OF INFORMATION AGREEMENT AND AS REQUIRED BY SEC RULE 15c2-12

Ms. Milbauer distributed and reviewed with the Board the District's Annual Report, to be filed in accordance with the continuing disclosure provisions contained in the District's bond resolutions. She stated that the District is required to file certain financial and operating data with the Municipal Securities Rulemaking Board through the Electronic Municipal Market Access System ("EMMA"). After review and discussion, Director Peralta moved to authorize filing of the District's Annual Report, through EMMA in accordance with the continuing disclosure requirements of SEC Rule 15c2-12, and direct that the necessary documentation be filed appropriately and

retained in the District's official records. Director Fair seconded the motion, which passed unanimously.

ANNUAL REVIEW OF PROCEDURES FOR CONTINUING DISCLOSURE COMPLIANCE

The Board reviewed the District's procedures for continuing disclosure compliance. Ms. Milbauer stated that no changes are required at this time.

RENEWAL OF DISTRICT'S INSURANCE POLICIES

The Board deferred action on this agenda item.

STORM WATER MANAGEMENT PLAN

There was no discussion on this agenda item.

KINGSBRIDGE MUNICIPAL UTILITY DISTRICT, WEST KEEGANS, WEST HARRIS COUNTY REGIONAL WATER AUTHORITY, AND REGIONAL MUNICIPAL MEETING MATTERS

The Board discussed West Keegans' sidewalk and election matters.

DISCUSS REGULAR MEETING DATE AND TIME

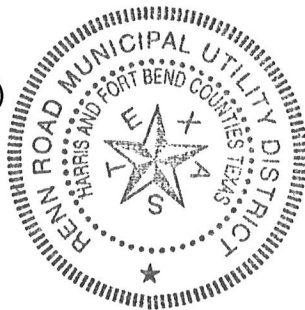
The Board concurred to hold the next Board meeting at the offices of V&S on Friday, April 1, 2022, at 11:30 a.m.

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

Maura Penoffe

Secretary, Board of Directors

(SEAL)



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