

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

April 1, 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 1st day of April, 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, thus constituting a quorum.

Also attending the meeting were Andrew Dunn and Matthew Dunn of On-Site Protection Inc.; Elizabeth Harris of Environmental Allies ("EA"); Brittini Silva of Myrtle Cruz, Inc.; Robin Goin of Bob Leared Interests; ElizaBeth Reeves of Inframark, LLC ("Inframark"); Ryan Vogler, Jeff Vogler and Clark Holm of Vogler & Spencer Engineering, Inc. ("V&S"); Carl Peters of Kingsbridge Municipal Utility District; Moni Mansour and Joyce McCreadie, residents 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 March 4, 2022, meeting. Following review and discussion, Director Fair moved to approve the minutes of the March 4, 2022, meeting, as submitted. Director Farris seconded the motion, which passed unanimously.

PUBLIC COMMENTS

Ms. McCreadie addressed the Board regarding security matters.

STREETLIGHT PROJECT

Mr. Vogler stated the streetlight project will be put on hold because the commencement of road construction on Belknap Road and South Eldridge Parkway has been delayed indefinitely.

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. Discussion ensued regarding recycling, and the Board requested an updated recycling sheet from Best Trash, LLC.

SECURITY AND PATROL MATTERS

The Board reviewed a report prepared by SEAL Security Solutions, LLC regarding security in the District, a copy of which is attached.

Mr. Andrew Dunn presented and reviewed crime statistics maps for the District and the surrounding areas in Harris and Fort Bend Counties, copies of which are attached. Discussion ensued regarding crime trends and patrol service scheduling in the District.

MOWING AND DETENTION POND MAINTENANCE

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

Ms. Harris reviewed a proposal from EA to remove debris from the drainage channel, a copy of which is attached to her report. Discussion ensued regarding notifying homeowners to remove the debris deposited in the drainage channel behind their property.

Following review and discussion, Director Estick moved to (1) approve EA's proposal for option 1 in the amount of \$3,300.00 to remove trash, tires and yard debris from the drainage channel; and (2) authorize ABHR to prepare and send letters to homeowners demanding all debris deposited in the drainage channel behind their property be removed within thirty days. 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 noted hand-written check no. 1167 in the amount of \$52.77 payable to Director Estick for expense reimbursements, is also being presented for approval but is not included in her report.

Following review and discussion, Director Farris moved to approve the bookkeeper's report and the bills presented for payment, including hand-written check no. 1167 in the amount of \$52.77 payable to Director Estick. Director Peralta 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 95.747% of the District's 2021 taxes have been collected as of March 31, 2022.

Ms. Goin reviewed a request from a taxpayer for a twelve-month homestead payment plan for 2021 taxes due. She noted the taxpayer owes \$80.00 for 2020 taxes due.

Following review and discussion, Director Farris moved to (1) approve the tax assessor/collector's report; (2) approve payment of tax bills; and (3) approve the taxpayer's request for a twelve-month homestead payment plan for 2021 taxes due, subject to the 2020 taxes being paid in full. Director Peralta seconded the motion, which passed unanimously.

RENEWAL OF SEWAGE TREATMENT CAPACITY RESERVED FOR SANTIKOS PROPERTIES, LLC

The Board considered renewing the Capacity Reservation Letter between the District and Santikos Properties, LLC ("Santikos"), to renew the reservation of 85 equivalent single family connections for water and sewage treatment capacity for 10.787 aggregate acres. After review and discussion, Director Estick moved to renew the Capacity Reservation Letter, subject to receiving a formal request from Santikos for renewal. Director Fair seconded the motion, which passed unanimously.

CONDUCT ANNUAL REVIEW AND RECEIVE REPORT FROM OPERATOR ON
IDENTITY THEFT PREVENTION PROGRAM AND ADOPT IDENTITY THEFT
PREVENTION PROGRAM AMENDMENT

Ms. Reeves presented and reviewed the annual report on the District's Identity Theft Prevention Program, a copy of which is included in the operator's report. She stated that the annual report indicates no significant incidents of identity theft detection and recommended no changes to the program at this time.

OPERATION OF DISTRICT FACILITIES

Ms. Reeves 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 1,481 water connections and the percentage of water billed versus water produced for the previous billing cycle was 93.10%.

Ms. Reeves updated the Board on the status of the smart meter replacement project. She reported the one-inch meters have been received and are being installed.

Ms. Reeves updated the Board on the status of the ground storage tank rehabilitation project. She stated the check valves have been ordered.

Ms. Reeves reviewed a proposal from 3rd Coast Pump and Equipment LLC ("3rd Coast") in the amount of \$7,200.00 to remove and inspect the bar screen gear box at the Wastewater Treatment Plant and to fabricate a step over the bleach containment unit. A copy of the proposal is attached to the operator's report.

Ms. Reeves reviewed a proposal from 3rd Coast in the amount of \$7,400.00 to custom build two stairwells in front of the hydropneumatics tank at the Water Plant. A copy of the proposal is attached to the operator's report.

Ms. Reeves reported a vehicle ran into the fence at the Water Plant. She stated the driver's insurance will cover the cost to repair the damaged fence. She reviewed proposals from Turnbuckle Fencing, LLC in the amount of \$3,250.00 and Foster Fence Ltd. ("Foster") in the amount of \$2,965.00, to repair the fence. She noted the proposal from Foster includes an alternative line item to replace all the barbed wire on site for an additional \$2,500.00 payable by the District. Copies of the proposals are attached to the operator's report.

The Board reviewed a proposal from SentiForce for security and surveillance upgrades at the Water and Wastewater Treatment Plants. A copy of the proposal is attached to the operator's report. Discussion ensued.

Ms. Reeves reviewed five delinquent accounts totaling \$913.38 deemed uncollectible by the operator, and recommended the accounts be submitted to the collection agency.

Ms. Reeves 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. Reeves 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 Farris moved to (1) approve the operator's report; (2) approve the proposal from 3rd Coast in the amount of \$7,200.00 to remove and inspect the bar screen gear box at the Wastewater Treatment Plant and to fabricate a step over the bleach containment unit; (3) approve the proposal from 3rd Coast to custom build two stairwells in front of the hydropneumatics tank at the Water Plant after the Water Plant is recoated; (4) approve the proposal from Foster in the amount of \$2,965.00 to repair the damaged fence at the Water Plant; (5) approve the proposal from Foster for \$2,500.00 to replace all the barbed wire on site at the Water Plant; (6) approve the proposals from Today's Integration in the total amount of \$36,993.96 for security and surveillance upgrades at the Water and Wastewater Treatment Plants plus the additional annual monitoring and service fees included in the proposal; (7) authorize Inframark to turn over to collections the accounts totaling \$913.38; and (8) 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 Fair 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 and 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 stated that bids were received for the Water Plant Recoating project. He recommended that the Board award the contract to D&L Painting, Inc. ("D&L") in the amount of \$66,408.00. The Board concurred that, in its judgment, D&L is a responsible bidder who will be most advantageous to the District and will result in the best and most economical completion of the project.

Mr. Ryan Vogler reported on the status of the Van Learning Academy request for water and wastewater service capacity and resubmission of plans for approval.

Following review and discussion, Director Fair moved to award the contract for the Water Plant Recoating project to D&L in the amount of \$66,408.00, based upon the engineer's recommendation and subject to approval of the payment and performance bonds and review of the certificate(s) of insurance and endorsements, if any, provided by the contractor. Director Estick seconded the motion, which passed unanimously.

RENEWAL OF DISTRICT'S INSURANCE POLICIES

The Board reviewed an insurance proposal from McDonald & Wessendorff Insurance in the amount of \$29,294.00. After review and discussion, Director Farris moved to approve the insurance proposal and direct it be filed appropriately and retained in the District's official records. Director Peralta seconded the motion, which passed unanimously.

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

There was no discussion on this agenda item.

DISCUSS REGULAR MEETING DATE AND TIME

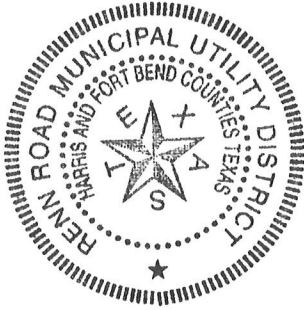
The Board concurred to hold the next Board meeting at the offices of V&S on Friday, May 6, 2022, at 11:30 a.m.

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

Maria Pineda

Secretary, Board of Directors

(SEAL)



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