

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

May 6, 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 6th day of May, 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 Dane Turner of Best Trash, LLC ("Best Trash"); Andrew Dunn and Matthew Dunn of On-Site Protection Inc.; Ryan Haynes of Environmental Allies ("EA"); Brittini Silva of Myrtle Cruz, Inc.; Robin Goin of Bob Leared Interests; Missy Steadman of Inframark, LLC ("Inframark"); Ryan Vogler of Vogler & Spencer Engineering, Inc. ("V&S"); Carl Peters of Kingsbridge Municipal Utility District; and Katie Sherborne and Kathryn Easey of Allen Boone Humphries Robinson, LLP ("ABHR").

MINUTES

The Board considered approving the minutes of the April 1, 2022, meeting. Following review and discussion, Director Fair moved to approve the minutes of the April 1, 2022, 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 regarding garbage and recycling collection in the District, a copy of which is attached.

Mr. Turner reviewed a Consumer Price Index (CPI) increase letter from Best Trash reflecting a rate increase from \$17.75 to \$18.49 per month per residence. A copy of the letter is attached.

Mr. Turner then requested approval to implement a temporary fuel recovery fee. He explained the price per gallon will be determined by taking the current month average fuel prices for the Houston area based on <https://www.eia.gov/petroleum/gasdiesel> data, and that the base fuel recovery fee will be adjusted 1% per every \$0.25 over \$3.00 per gallon. He stated once the calculation for fuel drops below \$3.25 per gallon, there will no longer be a fuel recovery fee on the monthly invoice.

Ms. Sherborne discussed amending the current Residential Solid Waste Collection Contract to implement the temporary fuel recovery fee.

After review and discussion, Director Farris moved to approve the amendment to the Residential Solid Waste Collection Contract to add the temporary fuel recovery fee, as discussed and pending ABHR final review, and direct that the amendment be filed appropriately and retained in the District's official records. Director Peralta seconded the motion, which passed unanimously.

SECURITY AND PATROL MATTERS

Mr. Matthew Dunn presented and reviewed a report regarding security in the District, a copy of which is attached. The Board reviewed and discussed the Area Crime Maps for the District and surrounding areas, copies of which are attached to the security report.

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 reviewed an updated proposal from EA to remove homeowner debris deposited in the drainage channel behind their property and for additional grass seeding services. Discussion ensued regarding backcharging the homeowners for the debris removal.

Following review and discussion, Director Farris moved to approve EA's proposal for homeowner debris removal from the drainage channel in the amount of \$3,560.00, with no additional grass seeding services. Director Estick 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. 1177 in the amount of \$138.52 payable to Director Cook for attending the AWBD spring breakfast event is also being presented for approval, but is not included in her report.

Ms. Silva noted hand-written check no. 1178 in the amount of \$138.52 payable to Director Estick for attending the AWBD spring breakfast event is also being presented for approval, but is not included in her report.

The Board requested that Ms. Silva check all energy services invoices to confirm no sales tax is being charged to the District.

Following review and discussion, Director Peralta moved to approve the bookkeeper's report and the bills presented for payment, including hand-written check no. 1177 in the amount of \$138.52 payable to Director Cook and hand-written check no. 1178 in the amount of \$138.52 payable to Director Estick. Director Fair seconded the motion, which passed unanimously.

TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR THE AWBD SUMMER CONFERENCE

The Board discussed the upcoming AWBD Summer Conference. Following review and discussion, Director Farris moved to approve up to four nights of hotel accommodations, \$50 for meals each day, and up to four per diems, all to be submitted in accordance with the District's Travel Reimbursement Guidelines for directors attending the AWBD Summer Conference. 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 96.46% of the District's 2021 taxes have been collected as of April 30, 2022.

Ms. Goin reported that the 2022 preliminary assessed value for the portion of the District located in Fort Bend County is \$96,396,258.

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.

EMERGENCY PREPAREDNESS FOR 2022 STORM SEASON, INCLUDING REVIEW AND UPDATE OF DISTRICT'S INFORMATION AND CONTACTS

Ms. Sherborne reviewed the District's information and contacts directory and requested that the Board, developers and consultants review and confirm the accuracy of all contact information for emergency preparedness for the 2022 storm season.

AMENDED RATE ORDER

The Board considered amending the District's Rate Order to include a provision for obstruction of District facilities and penalties for remediation of any violation of the obstruction provision, as recommended by the District's legal counsel, and to increase the sewer rate by \$0.74. Following review and discussion, Director Farris moved to amend the District's Rate Order as discussed, and direct that it be filed appropriately and retained in the District's official records. Director Peralta seconded the motion, which passed unanimously.

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 1,481 water connections and the percentage of water billed versus water produced for the previous billing cycle was 90.35%.

Ms. Steadman stated the smart meter replacement project is complete.

Ms. Steadman updated the Board on the status of the ground storage tank rehabilitation project.

Ms. Steadman updated the Board on the inspection of the gear box at the Wastewater Treatment Plant. She reviewed a proposal from 3rd Coast Pump and Equipment L.L.C. ("3rd Coast") in the amount of \$5,764.00 to rebuild worn parts in the gear box and replace the seals. A copy of the proposal is attached to the operator's report.

Ms. Steadman reviewed multiple proposals from Inframark to repair or replace Lift Pump No. 4 at the Wastewater Treatment Plant. Discussion ensued.

Ms. Steadman reviewed the Consumer Confidence Report ("CCR"), a copy of which is included in the operator's report, regarding the quality of the District's water

and stated that it will be filed with the Texas Commission on Environmental Quality ("TCEQ") and distributed to the District's residents by July 1, 2022.

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 Farris moved to (1) approve the operator's report; (2) approve the proposal from 3rd Coast in the amount of \$5,764.00 to rebuild worn parts in the gear box and replace the seals; (3) approve the proposal from Inframark in the amount of \$50,133.00 to replace Lift Pump No. 4 with a Flygt pump; (4) approve the CCR and authorize it to be filed with the TCEQ and distributed to the District's residents, and direct that it be filed appropriately and retained in the District's official records; and (5) 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. Vogler presented and reviewed an engineer's report, a copy of which is attached.

Mr. Vogler stated that West Harris County Regional Water Authority is moving forward with bringing surface water to the District. Discussion ensued regarding reimbursement to replace equipment that may no longer be viable for surface water distribution.

Mr. 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. 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. He then discussed the waterline connection to serve the Harmony School tract.

Mr. Vogler updated the Board on the status of the Water Plant Recoating project. He stated the construction contract is ready to be executed.

Mr. Vogler stated there was no update on 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 (1) approve the engineer's report; and (2) authorize execution of the construction contract for the Water Plant Recoating project. Director Estick seconded the motion, which passed unanimously.

ANNEXATION MATTERS

There was no discussion on this agenda item.

STORM WATER MANAGEMENT PLAN

There was no discussion on this agenda item.

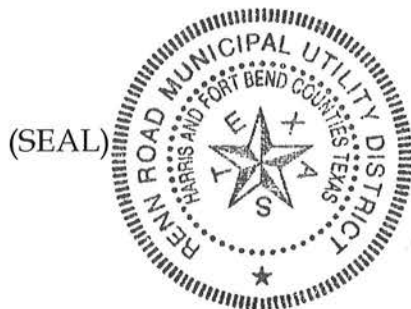
KINGSBRIDGE MUNICIPAL UTILITY DISTRICT, WEST KEEGANS, WEST HARRIS COUNTY REGIONAL WATER AUTHORITY, AND REGIONAL MUNICIPAL MEETING MATTERS


Mr. Peters reported Kingsbridge Municipal Utility District flushed the system waterlines from April 6, 2022, through May 1, 2022.

DISCUSS REGULAR MEETING DATE AND TIME

The Board concurred to hold the next Board meeting at the offices of V&S on Friday, June 3, 2022, at 11:30 a.m.

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




Secretary, Board of Directors

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