

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

July 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 July, 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:

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

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

Also attending the meeting in person or by telephone were Christie Leighton of Best Trash, LLC; Andrew Dunn and Matthew Dunn of On-Site Protection Inc.; Elizabeth Harris and Doug Owen of Environmental Allies; Brittini Silva of Myrtle Cruz, Inc.; Shammarie Leon 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; and Brooke Milbauer and Jacqueline Ibarra of Allen Boone Humphries Robinson, LLP (“ABHR”).

MINUTES

The Board considered approving the minutes of the June 3, 2022, meeting. Following review and discussion, Director Fair moved to approve the minutes of the June 3, 2022, meeting, as submitted. Director Estick seconded the motion, which passed unanimously.

PUBLIC COMMENTS

There was no discussion on this agenda item.

GARBAGE COLLECTION AND RECYCLING MATTERS

Ms. Leighton reviewed a report regarding garbage and recycling collection in the District, a copy of which is attached.

SECURITY AND PATROL MATTERS

Mr. Andrew 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

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

The Board discussed the overgrown vegetation at the properties located in the 9700 block of Kingsville Park Dr. and requested that a proposal to trim the overgrown vegetation be prepared and presented at the next meeting.

Ms. Harris reviewed the proposed annual maintenance budget in the amount of \$33,238.96 and noted the discount provided is lower than market price for tractor mowing. Discussion ensued.

Following review and discussion, Director Cook moved to approve the annual maintenance budget in the amount of \$33,238.96 and direct that the maintenance proposal be filed appropriately and retained in the District's official records. Director Fair seconded the motion, which passed unanimously.

AMENDMENT TO SERVICE AGREEMENT

There was no discussion on this agenda item.

ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") SUMMER CONFERENCE, APPROVE REIMBURSEMENT OF ELIGIBLE EXPENSES, AND AUTHORIZE ATTENDANCE AT WINTER CONFERENCE

The Board discussed payment of per diems for directors who attended the AWBD summer conference. After review and discussion, Director Fair moved to approve payment of per diems for directors who attended the AWBD summer conference and authorize attendance at the AWBD winter conference. Director Peralta 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. Following review and discussion, Director Estick moved to approve the bookkeeper's report and the bills presented for payment. Director Cook seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Leon 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 97.1% of the District's 2021 taxes have been collected as of June 30, 2022. Following review and discussion, Director Peralta moved to approve the tax assessor/collector's report and payment of tax bills. Director Estick seconded the motion, which passed unanimously.

ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2022 TAX YEAR

Ms. Milbauer discussed the "truth-in-taxation" property tax calculations and tax levy process for water districts and stated that Chapter 49 of the Texas Water Code establishes three main categories for water districts, based on a district's development status and/or tax rate. She reviewed the definitions for each of the three categories and said the Board must annually determine the District's category for that tax year and follow the associated notice and levy provisions in the Texas Water Code.

Discussion ensued regarding the District's development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developed District for the 2022 tax year.

Following review and discussion, Director Fair moved to adopt a Resolution Regarding Development Status for 2022 Tax Year establishing the District as a Developed District for the 2022 tax year, pursuant to Section 49.23602, Texas Water Code, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Cook 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 1,482 water connections and the percentage of water billed versus water produced for the previous billing cycle was 92.75%.

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

Ms. Steadman updated the Board on the status of the gear box and Lift Pump No. 4 repairs at the Wastewater Treatment Plant. She then updated the Board on the status of the installation of the air conditioner for the Blower No. 5 Controller Panel at the Wastewater Treatment Plant.

Ms. Steadman reported the fence repairs at the Water Plant following the car accident have been completed. She stated the insurance claim has been initiated.

Ms. Steadman discussed current drought conditions and stated the West Harris County Regional Water Authority has implemented Stage 1 (voluntary reductions) of its drought contingency plan. She stated Inframark will be placing signs at public places in the District to notify users of the drought response measure to be taken.

Ms. Steadman reviewed one delinquent account totaling \$378.32 deemed uncollectible by the operator, and recommended the account be submitted to the collection agency.

Ms. Steadman stated there are no delinquent accounts.

Following review and discussion, Director Estick moved to (1) approve the operator's report; and (2) authorize Inframark to turn over to collections the account totaling \$378.32. Director Peralta seconded the motion, which passed unanimously.

ENGINEERING MATTERS

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

Mr. Ryan Vogler stated that West Harris County Regional Water Authority is negotiating the engineering fees to move forward with bringing surface water to the District.

Mr. Ryan Vogler updated the Board on the status of the Wastewater Treatment Plant Clarifier Rehabilitation project. He stated the construction contracts are ready for execution, subject to ABHR's approval of the payment and performance bonds and review of the certificate of insurance.

Mr. Ryan Vogler updated the Board on the status of the Harmony School public utility extension project. He reported all plan approvals have been received and construction of the waterline connection to serve the Harmony School tract is underway. He stated construction on the interconnect with Fort Bend County Municipal Utility District No. 2 to serve the Harmony School project is scheduled to begin July 11, 2022.

Mr. Ryan Vogler updated the Board on the status of the Water Plant Recoating project.

Following review and discussion, Director Cook moved to (1) approve the engineer's report; and (2) authorize execution of the construction contracts for the Wastewater Treatment Plant Clarifier Rehabilitation project, subject to ABHR's approval of the payment and performance bonds and review of the certificate of insurance. Director Peralta 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 BAYOU IMPROVEMENT DISTRICT, WEST HARRIS COUNTY REGIONAL WATER AUTHORITY, AND REGIONAL MUNICIPAL MEETING MATTERS

Mr. Peters discussed Kingsbridge Municipal Utility District matters.

The Board discussed West Keegans Bayou Improvement District matters, including the hike and bike trail project.

The Board discussed the Concerned Citizens Committee's upcoming meeting.

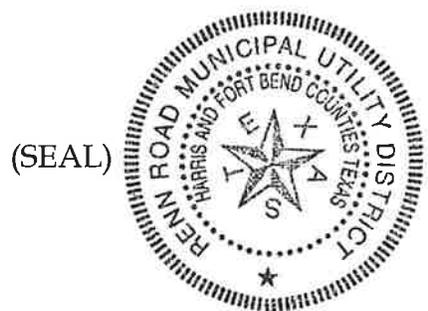
DISCUSS REGULAR MEETING DATE AND TIME

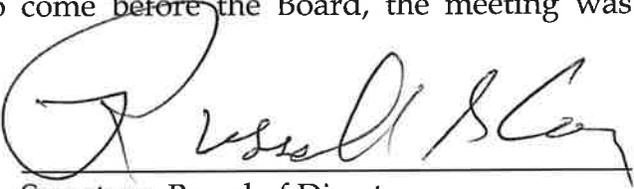
The Board concurred to hold the next Board meeting at the offices of V&S on Friday, August 5, 2022, at 11:30 a.m.

CONVENE IN EXECUTIVE SESSION

The Board did not convene in executive session.

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




Secretary, Board of Directors

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