

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

August 5, 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 5th day of August, 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 were Aben Ellerbee, a resident of the District; Tanya Ellerbee, Steven Terrance, Teresa Landry, Kris Etoama, and Gary Speer of Kingspoint Homeowners Association, Inc. ("Kingspoint HOA"); Andrew Dunn and Matthew Dunn of On-Site Protection Inc.; Steve Hamilton of Environmental Allies; 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; Moni Mansour, a resident of the District; and Brooke Milbauer and Kathryn Easey of Allen Boone Humphries Robinson, LLP ("ABHR").

MINUTES

The Board considered approving the minutes of the July 1, 2022, meeting. Following review and discussion, Director Fair moved to approve the minutes of the July 1, 2022, meeting, as amended. Director Cook 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

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.

Mr. Andrew Dunn offered to attend a Kingspoint HOA board meeting to discuss security and patrol matters with the community.

MOWING AND DETENTION POND MAINTENANCE

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

Mr. Hamilton reviewed a proposal for tree limb cutting and removal at 9706 Kingsville Park Drive in the amount of \$2,900.00. Discussion ensued and the Board directed Environmental Allies to request that CenterPoint Energy cut back tree limbs located near the power lines.

The Board took no action on this agenda item.

FINANCIAL CONTRIBUTION FOR COMMUNITY FENCE IMPROVEMENT PROJECT

Ms. Ellerbee presented and reviewed Kingspoint HOA's perimeter fence improvement project (the "Project") with the Board, a copy of which is attached. Ms. Ellerbee stated stage 1 of the Project runs along Bissonnet St. from Sugarland Howell Rd. to the eastern boundary of the Kingspoint subdivision. Ms. Ellerbee reported the signed easement agreements with homeowners for the community perimeter fence placement have been obtained, copies of which have been provided to ABHR. She then reviewed proposals obtained in November, 2021 from fencing contractors to replace the perimeter fence and stated these proposals have not been updated.

Ms. Milbauer reviewed the policy for contributions to fence projects (the "Policy") adopted by the Board, a copy of which is attached. She stated Kingspoint HOA will contribute at least sixty-five percent (65%) of the funds needed to construct the Project and must meet all conditions listed in the Policy before funds will be advanced by the District.

The Board thanked Ms. Ellerbee and the board members of Kingspoint HOA for their commitment to improving the community.

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 then presented and reviewed proposed budgets for the District and the regional wastewater treatment plant for the fiscal year end September 30, 2023. Copies of the budgets are attached to the bookkeeper's report. Discussion ensued regarding adding a line item to the budget for \$35,000 for fencing contributions.

The Board asked Ms. Silva to research the Texas Cooperative Liquid Assets Securities System Trust (Texas CLASS) for the investment of District funds.

Following review and discussion, Director Estick moved to (1) approve the bookkeeper's report and the bills presented for payment; and (2) adopt the budgets for the District and the regional wastewater treatment plant, subject to finalization as discussed. 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 97.54% of the District's 2021 taxes have been collected as of July 31, 2022.

The Board reviewed a report from Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("Perdue"), regarding the status of the District's delinquent tax collections, including the accounts recommended for water service termination. A copy of the delinquent tax report is attached.

Following review and discussion, Director Cook moved to (1) approve the tax assessor/collector's report and payment of tax bills; and (2) authorize termination letters to be sent to the delinquent tax accounts as recommended by Perdue. Director Peralta seconded the motion, which passed unanimously.

DISCUSS 2022 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

The Board deferred action on this item.

OPERATION OF DISTRICT FACILITIES

Ms. Steadman reviewed summaries of recommended repairs and proposals for (1) storm sewer and inlets in the amount of \$59,550.00; (2) sanitary manholes in the amount of \$49,000.00; and (3) main line valves in the amount of \$14,275.00. Discussion ensued regarding related sidewalk repairs. Following review and discussion, Director Estick moved to approve the main line valve repair proposal in the amount of \$14,275.00 and direct that the proposal be filed appropriately and retained in the District's official records. Director Peralta seconded the motion, which passed unanimously.

Ms. Steadman then 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 1,486 water connections and the percentage of water billed versus water produced for the previous billing cycle was 95.93%.

Ms. Steadman updated the Board on the status of the interconnect to serve Harmony School. She stated she is waiting on the results of the bacteriological testing before a tap can be set. She then reported on issues obtaining the 8-inch smart water meter and related cost increases over and above the amount already paid by Harmony School. She requested approval to bill the District \$7,643.18 and not pass that cost on to Harmony School.

Ms. Steadman reviewed four delinquent accounts totaling \$382.20 deemed uncollectible by the operator, and recommended the accounts be submitted to the collection agency.

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 Cook moved to (1) approve the operator's report; (2) authorize Inframark to bill the District \$7,643.18 for the additional cost of an 8-inch smart water meter and not pass that cost on to Harmony School;

(3) authorize Inframark to turn over to collections the accounts totaling \$382.20; and (4) 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 Peralta seconded the motion, which passed unanimously.

DROUGHT CONTINGENCY PLAN

Ms. Steadman updated the Board regarding the District's Stage 1 Drought Contingency Plan implementation. She stated Inframark transmitted notice by electronic communication to notify users of the drought response measures to be taken.

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 has approved the design to bring surface water to the District.

Mr. Vogler updated the Board on the status of the Wastewater Treatment Plant Clarifier Rehabilitation and Water Plant Recoating projects.

Mr. Vogler reported the plans to provide the Van Learning Academy with water and wastewater service have been approved.

The Board considered maintaining a portion of West Keegans Bayou beginning at Sugarland Howell and running downstream to Eldridge Pkwy. Discussion ensued.

The Board considered accepting conveyance of a Water Meter Easement for a 0.0143-acre tract from Harmony Public Schools (the "Easement").

Following review and discussion, Director Peralta moved to (1) approve the engineer's report; (2) authorize the engineer to obtain bid proposals for detention and drainage maintenance, including the portion of West Keegans Bayou, as discussed; and (3) accept conveyance of the Easement and direct that the Easement be filed appropriately and retained in the District's official records. Director Fair 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.

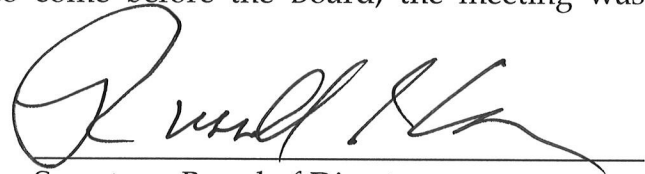
The Board discussed West Keegans Bayou Improvement District matters.

The Board requested that the District's consultants provide only electronic reports at future meetings to reduce paper waste.

DISCUSS REGULAR MEETING DATE AND TIME

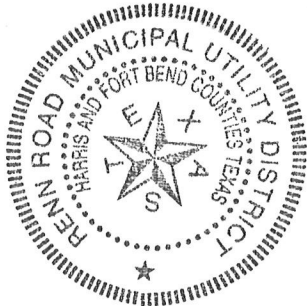
The Board concurred to hold the next Board meeting at the offices of V&S on Friday, September 2, 2022, at 11:30 a.m.

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



Secretary, Board of Directors

(SEAL)



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