

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

December 2, 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 2nd day of December, 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 except Director Cook, thus constituting a quorum.

Also attending the meeting were Andrew Dunn and Matthew Dunn of On-Site Protection Inc.; Rob McFarland of Environmental Allies ("EA"); Brittni 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 November 2, 2022, special meeting and the November 4, 2022, regular meeting. Following review and discussion, Director Fair moved to approve the minutes of the November 2, 2022, special meeting as presented, and the November 4, 2022, regular meeting as amended. Director Peralta seconded the motion, which passed unanimously.

PUBLIC COMMENTS

There was no discussion on this agenda item.

UPDATE ON KINGSPPOINT HOMEOWNERS ASSOCIATION'S ("KINGSPPOINT HOA") COMMUNITY FENCE IMPROVEMENT PROJECT, REVIEW BIDS, AND CONSIDER MAINTENANCE AND OWNERSHIP AGREEMENT

Ms. Milbauer stated there was no update on the Kingspoint HOA's perimeter fence improvement project.

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 stated patrolling of the District will be increased during the holiday season.

MOWING AND DETENTION POND MAINTENANCE

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

The Board reviewed an amended maintenance budget to include graffiti removal, pilot channel clean out, and slope repair and maintenance inspection items. Mr. Vogler stated EA can coordinate with him to repair sinkholes on an as-needed basis.

Following review and discussion, Director Peralta moved to approve the amended maintenance budget. Director Fair 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. 1025 in the amount of \$15,840.00 payable to N&S Construction, LP ("N&S") for the District's portion of Pay Estimate No. 1 for the Wastewater Treatment Facility Clarifier Equipment Replacement project is also being presented for approval but is not included in her report.

Following review and discussion, Director Fair moved to approve the bookkeeper's report and the bills presented for payment, including the hand-written check in the amount of \$15,840.00 payable to N&S. Director Peralta seconded the motion, which passed unanimously.

TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR THE ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") WINTER CONFERENCE

The Board discussed Director expenses for the upcoming AWBD winter conference. Director Fair moved to approve reimbursement of no more than three per diems, two nights of hotel stay, and reasonable meals for Directors attending the AWBD winter conference, all in accordance with the District's Travel Reimbursement Guidelines. 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 7.193% of the District's 2022 taxes have been collected as of November 30, 2022. Following review and discussion, Director Fair moved to approve the tax assessor/collector's report and payment of tax bills. 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 and in progress in the District. She stated that the District currently has 1,490 water connections and the percentage of water billed versus water produced for the previous billing cycle was 91.92%.

Ms. Steadman updated the Board on the results of the fire hydrant survey. She presented a proposal from Inframark in the estimated amount of \$7,300.00 to repair the fire hydrants.

Ms. Steadman presented proposals from Inframark to install Fleetzoom autodialer and equipment monitoring systems at (1) the Wastewater Treatment Plant in the estimated amount of \$17,500.00, plus an annual renewal fee of \$840.00; (2) Lift Station No. 1 in the estimated amount of \$5,750.00, plus an annual renewal fee of \$400.00; (3) Lift Station No. 2 in the estimated amount of \$5,600.00, plus an annual renewal fee of \$400.00; and (4) the Water Plant in the estimated amount of \$12,500.00, plus an annual renewal fee of \$7200.00. Discussion ensued regarding the monitoring system's alert methods and capabilities.

Ms. Steadman reviewed two delinquent accounts totaling \$492.03 deemed uncollectible by the operator, and recommended the accounts be submitted to the collection agency.

Ms. Steadman then presented an updated 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 Estick moved to (1) approve the operator's report; (2) approve the proposal for repairing the fire hydrants, based on the operator's recommendation; (3) authorize Inframark to install Fleetzoom autodialer and equipment monitoring systems at the Wastewater Treatment Plant in the estimated amount of \$17,500.00, plus an annual renewal fee of \$840.00, Lift Station No. 1 in the estimated amount of \$5,750.00, plus an annual renewal fee of \$400.00, Lift Station No. 2 in the estimated amount of \$5,600.00, plus an annual renewal fee of \$400.00, the Water Plant in the estimated amount of \$12,500.00, plus an annual renewal fee of \$7200.00; (4) authorize Inframark to turn over to collections the accounts totaling \$492.03; and (5) authorize termination of 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.

Ms. Steadman then provided an update on the Boil Water Notice issued by the City of Houston due to a power outage at the East Water Purification Plant. Ms. Steadman reported that Touchstone District Services sent out an alert to all customers regarding the City of Houston's Boil Water Notice. She stated the District's water supply was not affected by the Boil Water Notice.

ENGINEERING MATTERS

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

Mr. Vogler updated the Board on the status of West Harris County Regional Water Authority's plans to bring surface water to the District.

Mr. Vogler updated the Board on the status of the Wastewater Treatment Plant Clarifier Rehabilitation project. He reviewed and recommended approval of Pay

Estimate No. 1 in the amount of \$39,600.00 (\$23,760.00 of which is Kingsbridge Municipal Utility District's share and \$15,840.00 of which is the District's share), payable to N&S.

Mr. Vogler updated the Board on the status of the Belknap Road mobility project.

Mr. Vogler updated the Board on the status of providing water and wastewater service to the Van Learning Academy. The Board considered accepting conveyance of a Sanitary Sewer Easement for a 0.1735-acre tract and a Water Meter Easement for a 0.0023-acre tract from The Van Siblings LLC (the "Easements").

Mr. Vogler updated the Board on the status of 5-Year Capital Improvements Repair and Maintenance Plan.

Mr. Vogler presented and reviewed a revised proposal from Texas Aquastore in the amount of \$62,836.00 for the Ground Storage Tank Rehabilitation project.

Mr. Vogler presented and reviewed V&S's proposed billing rate changes for 2023, a copy of which is attached to the engineer's report.

Following review and discussion, Director Estick moved (1) to approve the engineer's report; (2) based on the engineer's recommendation, to approve Pay Estimate No. 1 payable to N&S in the amount of \$39,600.00 (\$23,760.00 of which is Kingsbridge Municipal Utility District's share and \$15,840.00 of which is the District's share) for the Wastewater Treatment Plant Clarifier Rehabilitation project; (3) to accept conveyance of the Easements and direct that the Easements be filed appropriately and retained in the District's official records; (4) to approve the proposal from Texas Aquastore in the amount of \$62,836.00 for the Ground Storage Tank Rehabilitation project; and (5) to approve V&S's billing rate changes for 2023. 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.

EMINENT DOMAIN REPORT TO TEXAS COMPTROLLER

Ms. Milbauer reported ABHR will file the District's Eminent Domain Authority Annual Report with the Comptroller of the State of Texas.

KINGSBRIDGE MUNICIPAL UTILITY DISTRICT, WEST KEEGANS BAYOU IMPROVEMENT DISTRICT, WEST HARRIS COUNTY REGIONAL WATER AUTHORITY ("WHCRWA"), AND REGIONAL MUNICIPAL MEETING MATTERS

The Board discussed Kingsbridge Municipal Utility District and West Keegans Bayou Improvement District matters.

Ms. Steadman updated the Board on the WHCRWA fee increases. She stated that effective January 1, 2023, the Groundwater Reduction Plan Fee will be \$3.95 per 1,000 gallons of groundwater pumped and the Surface Water Fee will be \$4.35 per 1,000 gallons of water delivered by the WHCRWA.

DISCUSS REGULAR MEETING DATE AND TIME

The Board concurred to hold the next Board meeting at the offices of V&S on Friday, January 6, 2023, at 11:30 a.m.

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

(SEAL)



Asst.

Nevia Devolta

Secretary, Board of Directors

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