

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

May 5, 2023

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 May, 2023, 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 Farris, thus constituting a quorum.

Also attending the meeting in person or by teleconference were Rosa De Jesus and Jose De Jesus of Eldridge Park Residential Association, Inc.; Christie Leighton of Best Trash, LLC ("Best Trash"); Andrew Dunn and Matthew Dunn of On-Site Protection Inc.; Bradley Hinkle of Environmental Allies; Marissa Iguess and Jimm Davis of Myrtle Cruz, Inc.; Robin Goin of Bob Leared Interests; Missy Steadman and Randy Davila of Inframark, LLC ("Inframark"); Ryan Vogler of Vogler & Spencer Engineering, Inc. ("V&S"); Carl Peters of Kingsbridge Municipal Utility District ("Kingsbridge MUD"); Moni Mansour, a resident of the District; and Brooke Milbauer and Kathryn Easey of Allen Boone Humphries Robinson, LLP.

MINUTES

The Board considered approving the minutes of the March 31, 2023, regular meeting. Following review and discussion, Director Estick moved to approve the minutes of the March 31, 2023, regular meeting as presented. 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.

ELDRIDGE PARK RESIDENTIAL ASSOCIATION, INC. ("ELDRIDGE PARK HOA") MATTERS

Ms. De Jesus discussed issues with bagged garbage. The Board stated that the contract with Best Trash includes only recycling carts. Ms. Leighton stated a 65-gallon garbage cart would cost an additional \$2.00 per month per residential connection.

Ms. De Jesus then addressed the Board regarding proposed improvements to the detention pond in the Eldridge Park subdivision, and requested the District to consider contributing to the proposed improvements. The Board requested the Eldridge Park HOA to provide design plans for the proposed improvements to the District's engineer for review and approval, along with cost estimates and the contribution dollar amount being requested from the District.

GARBAGE COLLECTION AND RECYCLING MATTERS

Ms. Leighton reviewed a report regarding garbage and recycling collection in the District, a copy of which is attached. The Board discussed trash being left in the carts after collection.

SECURITY AND PATROL MATTERS

Mr. Matthew Dunn 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. Hinkle reviewed a mowing and detention pond maintenance report, a copy of which is attached. Mr. Hinkle stated he will monitor areas where there are signs of potential erosion.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Iguess 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. Iguess stated director checks for attendance at the special meeting for the West Keegans Bayou Improvement District held on April 26, 2023, will be presented at the next Board meeting.

Following review and discussion, Director Cook moved to approve the bookkeeper's report and the bills presented for payment. Director Peralta 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 Estick moved to approve up to four nights of hotel accommodations, up to four per diems, and reasonable meals each day, all to be submitted in accordance with the District's Travel Reimbursement Guidelines for directors attending the AWBD Summer Conference. Director Cook seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Goin 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 96.227% of the District's 2022 taxes have been collected as of April 30, 2023. Following review and discussion, Director Cook moved to approve the tax assessor/collector's report and payment of tax bills. Director Estick seconded the motion, which passed unanimously.

EMERGENCY PREPAREDNESS FOR 2023 STORM SEASON, INCLUDING REVIEW AND UPDATE OF DISTRICT'S INFORMATION AND CONTACTS

Ms. Milbauer reviewed the District's information and contacts directory and requested that the Board and consultants review and confirm the accuracy of all contact information for emergency preparedness for the 2023 storm season.

OPERATION OF DISTRICT FACILITIES

Ms. Steadman 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 1,482 water connections and the percentage of water billed versus water produced for the previous billing cycle was 109.77%.

Ms. Steadman reported on the findings of an inspection performed on the auto sampler at the Wastewater Treatment Plant and recommended replacing the unit due to its age. She reviewed a proposal from Inframark to replace the auto sampler in the amount of \$12,750.00.

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, 2023.

Ms. Steadman reviewed six delinquent accounts totaling \$2,322.66 deemed uncollectible by the operator, and recommended the accounts be submitted to the collection agency.

Ms. Steadman presented correspondence from the West Harris County Regional Water Authority regarding the adoption of an encroachment policy, a copy of which is included in the operator’s report.

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) authorize Inframark to replace the auto sampler for a cost of \$12,750.00; (3) 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 (4) authorize Inframark turn over to collections six accounts totaling \$2,322.66. Director Peralta seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Vogler 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. 2 in the amount of \$297,124.20 (\$178,274.52 of which is Kingsbridge MUD’s

share and \$118,849.68 of which is the District's share) and Pay Estimate No. 3 in the amount of \$17,172.00 (\$10,303.20 of which is Kingsbridge MUD's share and \$6,868.80 of which is the District's share), payable to N&S Construction, LP ("N&S").

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

Mr. Vogler stated a meeting will be scheduled with Kingsbridge MUD to discuss cost estimates for future joint Wastewater Treatment Facility projects. He stated the updated Capital Improvement Plan will be presented at the next meeting.

Mr. Vogler updated the Board on the status of soliciting for bids for cleaning and televising the sanitary sewer facilities in Kingspoint Sections 1, 2 and 3.

Mr. Vogler updated the Board on the status of reviewing a revised fire line for the Dino Land Academy, as required by the Fort Bend County Fire Marshal.

Following review and discussion, Director Peralta moved (1) to approve the engineer's report; and (2) based on the engineer's recommendation, to approve Pay Estimate No. 2 in the amount of \$297,124.20 (\$178,274.52 of which is Kingsbridge MUD's share and \$118,849.68 of which is the District's share) and Pay Estimate No. 3 in the amount of \$17,172.00 (\$10,303.20 of which is Kingsbridge MUD's share and \$6,868.80 of which is the District's share), payable to N&S for the Wastewater Treatment Plant Clarifier Rehabilitation project. Director Cook 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 KEEGANS"), WEST HARRIS COUNTY REGIONAL WATER AUTHORITY ("WHCRWA"), AND REGIONAL MUNICIPAL MEETING MATTERS

The Board discussed West Keegans' matters.

DISCUSS REGULAR MEETING DATE AND TIME

The Board concurred to hold the next Board meeting at the offices of V&S on Friday, June 2, 2023, 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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