

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

June 2, 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 2<sup>nd</sup> day of June, 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, thus constituting a quorum.

Also attending the meeting in person were Christie Leighton of Best Trash, LLC ("Best Trash"); Matthew Dunn of On-Site Protection Inc. ("On-Site"); Bradley Hinkle of Environmental Allies ("EA"); 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 May 5, 2023, regular meeting. Following review and discussion, Director Fair moved to approve the minutes of the May 5, 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

There was no discussion on this agenda item.

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

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.

Ms. Leighton presented and reviewed a 2023 annual consumer price index ("CPI") adjustment letter for the District from Best Trash, a copy of which is attached. She stated the current rate for curbside service with recycling will increase from \$18.49 to \$19.73 per month per residence.

Ms. Leighton then presented and reviewed an additional rate and price adjustment request of four percent on the basis of unusual changes in cost of operations, labor shortages, supply chain disruptions and rising fuel costs. She stated the current rate for curbside service with recycling would increase from \$19.73 to \$20.52 per month per residence.

Following review and discussion, Director Fair moved to approve the rate increase for curbside service with recycling to \$20.52 per month per residence effective with the May, 2023 billing cycle. Director Estick seconded the motion, which passed unanimously.

SECURITY AND PATROL MATTERS

Mr. 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.

Mr. Dunn then presented and reviewed with the Board the annual adjustment to the Security Consulting Rate and Fee Schedule (the "Schedule") for security services performed by On-Site, based on the most current State Occupational Employment and Wage Estimates for Texas, as published by the U.S. Bureau of Labor Statistics. A copy of the Schedule is 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. He reported there is graffiti at the District's detention basin near 13834 Bonnetbriar Lane. Following review and discussion, Director Estick moved to authorize EA to remove the graffiti at the District's detention basin. Director Fair seconded the motion, which passed unanimously.

## FINANCIAL AND BOOKKEEPING MATTERS

Mr. Davis 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. He 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 Cook moved to approve the bookkeeper's report and the bills presented for payment. Director Peralta 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 reported that the District's 2023 preliminary assessed value from the Harris Central Appraisal District is \$374,603,355. 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.

## AUTHORIZE DELINQUENT TAX ATTORNEY TO PROCEED WITH COLLECTIONS

The Board discussed authorizing the District's delinquent tax attorney, Perdue, Brandon, Fielder, Collins & Mott, LLP, to proceed with collection of delinquent taxes as of July 1, 2023. After review and discussion, Director Peralta moved to authorize the delinquent tax attorney to proceed with the collection of delinquent taxes as of July 1, 2023. Director Estick seconded the motion, which passed unanimously.

## OPERATION OF DISTRICT FACILITIES

Mr. Davila reviewed with the Board the monthly operator's report, a copy of which is attached. He updated the Board on inspections, repairs, and maintenance items performed and in progress in the District. He stated that the District currently has 1,485 water connections and the percentage of water billed versus water produced for the previous billing cycle was 102.13%.

The Board considered amending the Rate Order to increase the sewer rate for single-family residential users by \$2.03.

Mr. Davila 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. Mr. Davila noted that the accounts in question had neither contacted his office nor had appeared at the Board meeting concerning their bills.

Following review and discussion, Director Peralta moved to (1) approve the operator's report; (2) adopt the Amended Rate Order, as discussed, and direct that it be filed appropriately and retained in the District's official records; and (3) 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 Cook 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 stated he had no items for the Board's approval.

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

Mr. Vogler reviewed a summary of the updated Capital Improvement Plan ("CIP") for the future joint Wastewater Treatment Facility projects. He stated a meeting will be scheduled with Kingsbridge MUD to discuss the projects and cost estimates noted in the CIP.

Mr. Vogler updated the Board on the project scope for cleaning and televising the sanitary sewer facilities in Kingspoint Sections 1, 2 and 3. He stated that one bid was received for cleaning and televising the sanitary sewer facilities in Kingspoint Sections 1, 2 and 3. He recommended that the Board award the contract to Inframark in the amount of \$21,826.45. The Board concurred that, in its judgment, Inframark is a responsible bidder who will be most advantageous to the District and will result in the best and most economical completion of the project.

Mr. Vogler reported plans for the Dino Land Academy revised fire line have been approved and a tap approval letter has been issued to Inframark.

Following review and discussion, Director Fair moved to (1) approve the engineer's report; and (2) award the contract for cleaning and televising the sanitary sewer facilities in Kingspoint Sections 1, 2 and 3 to Inframark in the amount of \$21,826.45, based upon the engineer's recommendation and receipt of the payment and performance bonds and the certificate(s) of insurance and endorsements, if any, provided by the contractor. 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 KEEGANS"), WEST HARRIS COUNTY REGIONAL WATER AUTHORITY ("WHCRWA"), AND REGIONAL MUNICIPAL MEETING MATTERS

The Board discussed development in Kingsbridge MUD and 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, July 7, 2023, at 11:30 a.m.

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

(SEAL)



  
Secretary, Board of Directors

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