

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

July 7, 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 7th day of July, 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:

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| 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. Director Farris participated by videoconference.

Also attending the meeting in person or by telephone were Phillip Harris of Kingspoint Homeowners Association, Inc. ("Kingspoint HOA"); Matthew Dunn of On-Site Protection Inc.; Bradley Hinkle of Environmental Allies ("EA"); Jackie Noyola of Myrtle Cruz, Inc.; Shammarie Leon 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 ("ABHR").

MINUTES

The Board considered approving the minutes of the June 2, 2023, regular meeting. Following review and discussion, Director Peralta moved to approve the minutes of the June 2, 2023, regular meeting as presented. Director Cook 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

Mr. Harris presented and reviewed Kingspoint HOA's updated perimeter fence improvement project (the "Project") with the Board, a copy of which is attached. Mr. Harris stated stage 1 of the Project runs along Bissonnet St. from Sugarland Howell Rd. to the eastern boundary of the Kingspoint subdivision. Mr. Harris reported the signed easement agreements with homeowners for the community perimeter fence placement have been obtained, copies of which have been provided to ABHR. He reported the homeowners in the community voted against a special assessment to help fund a portion of the Project. He reviewed four proposals obtained from fencing contractors to replace the perimeter fence and stated the Kingspoint HOA approved the proposal from Texas Fence in the amount of \$76,888.00. He then requested that the District consider increasing its financial contribution from 35% to 40% of the funds needed to construct the Project. The Board reviewed and discussed the District's policy for contributions to fence projects. Following review and discussion, Director Estick moved to (1) maintain the District's policy to contribute no more than 35% of the funds needed to construct the Project; and (2) approve Texas Fence as the fencing contractor for the Project. Director Cook seconded the motion, which passed unanimously.

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

There was no discussion on this agenda item.

GARBAGE COLLECTION AND RECYCLING MATTERS

The Board reviewed a report from Best Trash, LLC regarding garbage and recycling collection in the District, a copy of which is attached.

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.

MOWING AND DETENTION POND MAINTENANCE

Mr. Hinkle reviewed a mowing and detention pond maintenance report, a copy of which is attached. He stated the graffiti at the District's detention basin near 13834 Bonnetbriar Lane has been removed. He also reported on an area in the drainage channel where discharging water is forming a small hole. He stated EA can repair the hole for under the \$5,000 unit price included on the drainage channel maintenance budget.

Following review and discussion, Director Cook moved to authorize EA to repair the hole as discussed. Director Peralta seconded the motion, which passed unanimously.

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

The Board considered approving reimbursement of expenses and payment of per diems for directors who attended the AWBD summer conference and authorizing attendance of its Board members at the AWBD winter conference. After review and discussion, Director Cook moved to approve reimbursement of the AWBD summer conference expenses and payment of per diems and to authorize attendance of the Board members at the AWBD winter conference. Director Peralta seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Noyola 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.

The Board requested that the proposed budget for the District for the fiscal year end September 30, 2024, be prepared to include an expense line item for the \$26,910.80 contribution to the Kingspoint HOA’s perimeter fence improvement project, and distributed to the Board and the District’s consultants for review.

Following review and discussion, Director Cook moved to approve the bookkeeper’s report and the bills presented for payment. Director Estick seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Leon 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. Following review and discussion, Director Cook moved to approve the tax assessor/collector’s report and payment of tax bills. Director Peralta seconded the motion, which passed unanimously.

ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2023 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 2023 tax year.

Following review and discussion, Director Farris moved to adopt a Resolution Regarding Development Status for 2023 Tax Year establishing the District as a Developed District for the 2023 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 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 1,484 water connections and the percentage of water billed versus water produced for the previous billing cycle was 103.98%.

The Board requested that Inframark remove the tree from the fence line at the Wastewater Treatment Plant on Sugarland Howell.

Mr. Davila reviewed nine delinquent accounts totaling \$2,783.94 deemed uncollectible by the operator, and recommended the accounts be submitted to the collection agency.

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 Cook moved to (1) approve the operator's report; (2) authorize Inframark turn over to collections nine accounts totaling \$2,783.94; 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 Estick 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 reported the clarifiers are scheduled to be delivered in September or October.

Mr. Vogler stated there was no update on the Belknap Road mobility project.

Mr. Vogler stated a meeting with Kingsbridge MUD is scheduled for August 1, 2023, to discuss the projects and cost estimates noted in the updated Capital Improvement Plan for the future joint Wastewater Treatment Facility improvements.

Mr. Vogler stated Inframark is in the process of scheduling the cleaning and televising of the sanitary sewer facilities in Kingspoint Sections 1, 2 and 3.

Mr. Vogler stated he had no items for the Board's approval.

ANNEXATION MATTERS

There was no discussion on this agenda item.

STORM WATER MANAGEMENT PLAN

There was no discussion on this agenda item.

RESOLUTION NOMINATING CANDIDATE FOR BOARD OF DIRECTORS ELECTION FOR FORT BEND CENTRAL APPRAISAL DISTRICT

Ms. Milbauer stated the Board has an opportunity to nominate a candidate for the Board of Directors election for Fort Bend Central Appraisal District. The Board concurred to take no action on this agenda item.

REPORT REGARDING LEGISLATIVE MATTERS

Ms. Milbauer reviewed a report prepared by ABHR regarding legislative matters pertaining to the 88th Regular Session of the Texas Legislature.

Ms. Milbauer reported that Senate Bill No. 1893 prohibits the use of TikTok and certain other social media applications on devices that are leased or owned by governmental entities.

EXECUTION OF AMENDMENT TO INFORMATION FORM

Ms. Milbauer reported on legislation passed by the Texas Legislature to update the language for the Notice to Purchasers form that must be provided by persons proposing to sell or convey real property located in a water district. She said water districts that are required to maintain a website or have access to a website under Section 26.18, Tax Code, are also now required to post their Notice to Purchasers on the applicable website. The Board then considered authorizing execution of an Amendment to Information Form reflecting the District's new form of Notice to Purchasers attached thereto. Ms. Milbauer explained that the District is required to file the Amendment to Information Form in the Official Public Records of Real Property of Harris County and Fort Bend County, and with the Texas Commission on Environmental Quality ("TCEQ"). After review and discussion, Director Peralta moved to authorize execution of the Amendment to Information Form and to authorize filing with Harris County, Fort Bend County, and the TCEQ. Director Estick seconded the motion, which passed unanimously.

DIRECTOR PER DIEMS

Ms. Milbauer stated that House Bill No. 2815, which became effective on June 18, 2023, sets the maximum water district director fees of office at the per diem amount set by the Texas Ethics Commission for members of the legislature. She noted that, pursuant to House Bill No. 2815, the current maximum amount for director fees of office is \$221.00, and going forward, the maximum amount will automatically be indexed for inflation. Ms. Milbauer stated the District previously adopted a resolution that reflects that director fees of office shall be paid at the maximum rate allowed by law, and that no Board action is required.

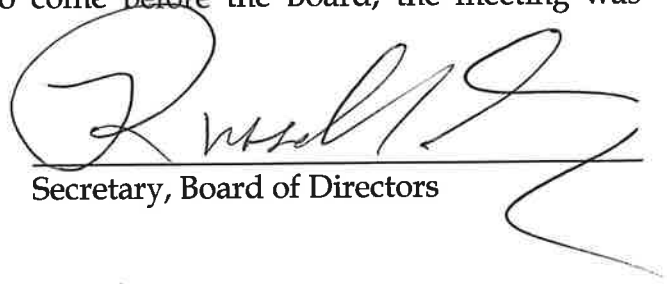
KINGSBRIDGE MUNICIPAL UTILITY DISTRICT, WEST KEEGANS BAYOU IMPROVEMENT DISTRICT ("WEST KEEGANS"), WEST HARRIS COUNTY REGIONAL WATER AUTHORITY ("WHCRWA"), AND REGIONAL MUNICIPAL MEETING MATTERS

The Board discussed Kingsbridge MUD and West Keegans meeting matters.

DISCUSS REGULAR MEETING DATE AND TIME

The Board concurred to hold the next Board meeting at the offices of V&S on Friday, August 4, 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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