

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

August 4, 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 4<sup>th</sup> day of August, 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 were Phillip Harris, Kris Etoama, and Gary Speer of Kingspoint Homeowners Association, Inc. ("Kingspoint HOA"); Courtney Maughan and Bianca Dunaway of Associa Property Management; Matthew Dunn of On-Site Protection Inc.; Bradley Hinkle of Environmental Allies; Jimm Davis and Tina Kelsey 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 July 7, 2023, regular meeting. Following review and discussion, Director Fair moved to approve the minutes of the July 7, 2023, regular meeting as presented. Director Peralta seconded the motion, which passed unanimously.

PUBLIC COMMENTS

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

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.

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

Ms. Milbauer reviewed the District's Policy for Contributions to Fence Projects and the maintenance and ownership letter agreement between the District and the Kingspoint HOA related to the Project. She stated in order for the Project to be eligible for the contribution of funds the final plans and specifications for the Project will need to be provided to the District's engineer to confirm the fence construction does not interfere with District facilities.

Ms. Maughan addressed the Board regarding installing Flock Safety cameras in the Kingspoint subdivision, and asked if the Board would consider making a financial contribution to that project. Mr. Vogler stated there are a total of fifteen entrances into all the subdivisions in the District. The Board concurred to take the request under advisement.

## MOWING AND DETENTION POND MAINTENANCE

Mr. Hinkle reviewed a mowing and detention pond maintenance report, a copy of which is attached. He stated the area in the drainage channel where discharging water was forming a hole has been repaired.

## FINANCIAL AND BOOKKEEPING MATTERS

Mr. Davis 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. 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.

Mr. Davis then presented and reviewed proposed budgets for the District and the regional wastewater treatment plant for the fiscal year end September 30, 2024. Copies

of the budgets are attached to the bookkeeper's report. He requested that the Board and consultants review and provide comments on the proposed budgets before the next meeting.

Following review and discussion, Director Estick moved to approve the bookkeeper's report and the bills presented for payment. 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.

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 Peralta 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 Estick seconded the motion, which passed unanimously.

#### DISCUSS 2023 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

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 1,487 water connections and the percentage of water billed versus water produced for the previous billing cycle was 111.53%.

Mr. Davila reported the assessment of the aeration basins 2 and 5 by SediVision, LLC is complete, and reviewed a map showing the quantity assessment of accumulated material in the aeration basins. He reported that seven air isolation butterfly valves in aeration basins 1, 3 and 4 need to be replaced for an estimated cost of \$5,500.00. He also reported that SediVision, LLC found a 3' x 3' rag ball in the influent channel and presented an estimate from Inframark in the estimated amount of \$3,500.00 to remove and properly dispose of the rag ball. Ms. Steadman explained that rag balls are disposable wipes that get flushed into the wastewater system and clump together.

Mr. Davila reviewed one delinquent account totaling \$156.67 deemed uncollectible by the operator, and recommended the account 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 Peralta moved to (1) approve the operator's report; (2) authorize Inframark to replace seven air isolation butterfly valves in aeration basins 1, 3 and 4 for an estimated cost of \$5,500.00; (3) authorize Inframark to remove and dispose of the rag ball for an estimated cost of \$3,500.00; (4) authorize Inframark to turn over to collections one account totaling \$156.67; 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 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 updated the Board on the meeting with Kingsbridge MUD to discuss the projects and cost estimates noted in the updated Capital Improvement Plan for the future joint Wastewater Treatment Facility improvements.

Mr. Peters reported on a proposed new development in Kingsbridge MUD to construct 150 townhomes. Mr. Vogler stated he will review the wastewater treatment plant's current usages, along with the District's undeveloped land, to determine if there is any excess capacity that could be sold to Kingsbridge MUD to serve the proposed new development.

Mr. Vogler stated Inframark is in the process of cleaning and televising the sanitary sewer facilities in Kingspoint Sections 1, 2 and 3. Discussion ensued regarding the use of surplus bond funds.

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 VOTING FOR WATER DISTRICT NOMINEE FOR THE ELECTION OF THE BOARD OF DIRECTORS OF THE FORT BEND CENTRAL APPRAISAL DISTRICT ("FBCAD")

Ms. Milbauer stated that water districts elect one member to the Board of Directors of the FBCAD, and the District is eligible to cast one vote for its preferred water district nominee. After review and discussion, Director Fair moved to adopt a Resolution Voting for Water District Nominee for the Election of the Board of Directors of the FBCAD reflecting one vote in favor of Michael D. Rozell and direct that the Resolution be filed appropriately and retained in the District's official records. Director Peralta seconded the motion, which passed unanimously.

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 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, September 1, 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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