

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

October 6, 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 6th day of October, 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 Matthew Dunn of On-Site Protection Inc.; Bradley Hinkle of Environmental Allies; Jimm Davis of Myrtle Cruz, Inc.; Robin Goin of Bob Leared Interests; Missy Steadman and Randy Davila of Inframark, LLC ("Inframark"); Taylor Reed of Vogler & Spencer Engineering, Inc. ("V&S"); Justin Klump of Storm Water Solutions LLC; Carl Peters of Kingsbridge Municipal Utility District; Moni Mansour, a resident of the District; and Brooke Milbauer and Jacqueline Ibarra of Allen Boone Humphries Robinson, LLP ("ABHR").

MINUTES

The Board considered approving the minutes of the September 1, 2023, regular meeting. Following review and discussion, Director Fair moved to approve the minutes of the September 1, 2023, regular meeting as presented. Director Cook seconded the motion, which passed unanimously.

PUBLIC COMMENTS

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. Mr. Dunn reviewed and discussed the Area Crime Maps for the District and surrounding areas, copies of which are attached to the security report. He stated there was an increase in aggravated assaults and home invasions, and he encouraged everyone to be on the lookout for jugging.

MOWING AND DETENTION POND MAINTENANCE

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

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

RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY

The Board conducted its annual review of the District's Investment Policy, and Ms. Milbauer stated that neither ABHR nor the bookkeeper have any recommended changes. After review and discussion, Director Cook moved to adopt the Resolution Regarding Annual Review of Investment Policy and direct that the Resolution be filed appropriately and retained in the District's official records. Director Fair seconded the motion, which passed unanimously.

RESOLUTION ESTABLISHING AUTHORIZED DEPOSITORY INSTITUTIONS AND ADOPTING LIST OF QUALIFIED BROKER/DEALERS

Ms. Milbauer reviewed a Resolution Establishing Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions. She next reviewed a list of qualified broker/dealers provided by the District's bookkeeper, a copy of which is attached. After review and discussion, Director Cook moved to adopt a Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Fair 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. Following review and discussion, Director Estick moved to approve the tax assessor/collector's report and payment of tax bills. Director Peralta seconded the motion, which passed unanimously.

DELINQUENT TAX REPORT AND HEARING REGARDING TERMINATION OF SERVICE TO DELINQUENT TAX ACCOUNTS

Ms. Goin reviewed the delinquent tax report prepared by 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.

Ms. Goin stated a representative for the Estate of Eugene Rogers provided paperwork showing the taxes had been paid. Ms. Goin requested that service not be terminated for this tax account until she has reviewed the submitted paperwork.

After review and discussion, Director Estick moved to authorize termination of water and wastewater service to the delinquent tax accounts recommended by Perdue due to the fact that said accounts had neither contacted the District nor had appeared at the Board meeting to discuss their tax accounts, except for the Estate of Eugene Rogers. Director Peralta seconded the motion, which passed unanimously.

CONDUCT PUBLIC HEARING REGARDING DISTRICT'S TAX RATE, ADOPT ORDER LEVYING TAXES, AND AUTHORIZE EXECUTION OF AMENDMENT TO INFORMATION FORM

Ms. Goin stated that notice was published of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2023 total tax rate of \$0.570.

The Board opened the public hearing. There being no comments from the public, the Board closed the public hearing.

Ms. Milbauer presented an Order Levying Taxes reflecting the proposed 2023 tax rate. She then presented an Amendment to Information Form reflecting the tax rate and stated that the Amendment will be filed with the Texas Commission on Environmental Quality ("TCEQ") and recorded in the Official Public Records of Harris County and Fort Bend County.

After review and discussion, Director Fair moved to (1) adopt the Order Levying Taxes reflecting a total 2023 tax rate of \$0.570 per \$100 of assessed valuation, comprised of \$0.275 to pay debt service on water, sewer, and drainage bonds, and \$0.295 for

operations and maintenance; (2) approve the Amendment to Information Form and direct that it be filed with the TCEQ and the Official Public Records of Harris County and Fort Bend County; and (3) direct that the Order and Amendment be filed appropriately and retained in the District's official records. Director Cook 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 1,489 water connections and the percentage of water billed versus water produced for the previous billing cycle was 101.83%.

Mr. Davila stated the West Harris County Regional Water Authority ("WHCRWA") will not increase the current Groundwater Reduction Plan Fee or the Surface Water Fee in January, 2024. A copy of the WHCRWA notice is attached to the operator's report.

Mr. Davila reported on the findings of an inspection performed on the blower no. 2 motor at the Wastewater Treatment Plant. He reviewed two quotes from North Side Electric Motors to repair the blower motor in the amount \$7,445.00 and to replace the blower motor in the amount of \$14,227.00. Mr. Davila recommended replacing the blower motor due to its age. He stated Inframark's labor estimate to re-install the blower motor is \$3,750.00.

Mr. Reed discussed prices for main line breaks in different districts and explained that water lines have not been renewed for over sixty years, which is why these breaks are occurring. He stated V&S will inspect a couple of miles of main lines for repair or replacement every five years. He stated there will be more discussion on this matter at a future meeting.

Ms. Steadman responded to the Board's questions relating to a leak on Bristlebrook Drive that was running for five hours before the alert went out. She stated Inframark has to confirm what the leak is and then determine which homes need to be alerted according to the utility locates.

Mr. Davila distributed and reviewed the annual consumer price index adjustment ("CPI") for the District, a copy of which is attached to the operator's report. He stated the CPI reflects Inframark's rates will increase by 4.64%.

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 Fair moved to (1) approve the operator's report; (2) approve the proposal in the amount of \$17,977.00, which includes Inframark's fee, to replace and reinstall the blower no. 2 motor at the Wastewater Treatment Plant; 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.

AMENDED RATE ORDER

Mr. Davila proposed amendments to the District's Rate Order following Inframark's annual consumer price index adjustments. Following review and discussion, Director Fair moved to approve the amendments to the District's Rate Order as discussed, pending finalization, and direct that the amended Rate Order be filed appropriately and retained in the District's official records. Director Estick seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Reed reviewed an engineer's report, a copy of which is attached.

Mr. Reed updated the Board on the status of the Wastewater Treatment Plant Clarifier Rehabilitation project. He reported the clarifier manufacturer is experiencing delays and the clarifiers are now scheduled to be delivered in November.

Mr. Reed stated construction on the Belknap Road mobility project is anticipated to be bid by end of year.

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

Mr. Reed reviewed a proposal from V&S to develop a Geographic Information System (GIS) for the District in the amount of \$35,500.00, which includes \$25,000.00 for database creation, \$5,000.00 for web portal setup, \$500.00 for the annual web portal fee, and \$5,000.00 for annual updates and maintenance. He stated an additional service to be considered in the future is to purchase a view-only license for \$100.00.

Following review and discussion, Director Fair moved to approve the proposal from V&S to develop a GIS for the District in the amount of \$35,500.00, which includes \$25,000.00 for database creation, \$5,000.00 for web portal setup, \$500.00 for the annual

web portal fee, and \$5,000.00 for annual updates and maintenance. Director Peralta seconded the motion, which passed unanimously.

ANNEXATION MATTERS

There was no discussion on this agenda item.

STORM WATER MANAGEMENT PLAN

Mr. Klump updated the Board on the District’s Storm Water Management Plan (“SWMP”). He distributed and reviewed a summary of the Year 5 goals and training under the SWMP, a copy of which is attached. Mr. Klump began his training session with the Board and other consultants. The topics of the Year 5 training were stormwater pollution prevention, the minimum control measures, and bacteria-specific elements. Mr. Klump stated there were no updates regarding the TCEQ’s technical review of the District’s Notice of Intent and SWMP that were submitted in July, 2019. He stated the TCEQ has released a draft of the 2024 permit and the scheduled issuance date for the new permit is January 24, 2024.

RESOLUTION NOMINATING CANDIDATE FOR BOARD OF DIRECTOR ELECTION FOR HARRIS CENTRAL APPRAISAL DISTRICT

Ms. Milbauer stated the Board has the opportunity to nominate a candidate for the Board of Director Election for Harris Central Appraisal District. The Board then considered adopting a Resolution Nominating a Candidate for a Position on the Board of Directors of the Harris Central Appraisal District. After discussion, Director Fair moved to adopt the Resolution nominating Alan Bentson and direct that the Resolution be filed appropriately and retained in the District’s official records. Director Cook 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. Discussion ensued regarding the presence of graffiti and gang activity on the trails and underpass.

The Board discussed attending the Gulf Coast Water Conservation Symposium (the “Symposium”) on February 22, 2024. After review and discussion, Director Fair moved to authorize attendance of the Board members at the Symposium. Director Cook seconded the motion, which passed unanimously.

DISCUSS REGULAR MEETING DATE AND TIME

The Board concurred to hold the next Board meeting at the offices of V&S on Friday, November 3, 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

LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Garbage and recycling collection report	1
Security report.....	2
Mowing and detention pond maintenance report.....	2
Bookkeeper’s report.....	2
List of qualified broker/dealers.....	2
Tax assessor/collector’s report	3
Perdue delinquent tax report.....	3
Operator’s report	4
Engineer’s report.....	5
SWMP Year 5 Goals and Training.....	6