

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

May 3, 2024

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 3rd day of May, 2024, 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 Bianca Dunaway, Aben Ellerbee, and Kris Etoama of Kingspoint Homeowners Association ("Kingspoint"); Russell Wolff of Best Trash, LLC ("Best Trash"); Ryan Haynes of Environmental Allies; Jimm Davis of Myrtle Cruz, Inc.; Shammari Leon of Bob Leared Interests; Randy Davila of Inframark, LLC ("Inframark"); Ryan Vogler of Vogler & Spencer Engineering, Inc. ("V&S"); Carl Peters of Kingsbridge Municipal Utility District ("Kingsbridge"); Moni Mansour, a resident of the District; and Brooke Milbauer and Kathryn Blanton of Allen Boone Humphries Robinson, LLP.

MINUTES

The Board considered approving the minutes of the April 5, 2024, regular meeting. Following review and discussion, Director Fair moved to approve the minutes of the April 5, 2024, regular meeting as presented. Director Cook seconded the motion, which passed unanimously.

PUBLIC COMMENTS

Ms. Milbauer discussed correspondence received from SKA Consulting, L.P. regarding the request for Municipal Setting Designation Resolution of Support. Discussion ensued, and the Board declined to take action.

RESIDENT CONCERNS

Mr. Ellerbee introduced himself and thanked the Board for past contributions to Kingspoint.

Mr. Etoama introduced himself as president of Kingspoint. He requested information regarding installation of road bumps along Rustling Leaves Drive between Renn Road and Bissonnet. Mr. Vogler reported that he submitted the request to Harris County on behalf of Kingspoint.

Messrs. Ellerbee and Etoama requested information regarding security throughout the District, and Director Farris provided information.

Messrs. Ellerbee and Etoama then requested information regarding the proposed gas station near Bissonnet and Sugarland Howell Road. Ms. Milbauer stated that the District does not have zoning rights. Mr. Vogler provided information regarding available capacity.

GARBAGE COLLECTION AND RECYCLING MATTERS

Mr. Wolff presented and reviewed a 2024 annual consumer price index adjustment letter for the District from Best Trash, a copy of which is attached. He stated the current rate for curbside service with recycling will increase from \$20.52 to \$21.71 per month per residence.

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

SECURITY AND PATROL MATTERS

The Board reviewed a report regarding security in the District, a copy of which is attached.

MOWING AND DETENTION POND MAINTENANCE

Mr. Haynes 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 Cook moved to approve the bookkeeper's report and the bills presented for payment. Director Estick seconded the motion, which passed unanimously.

TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR THE ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") SUMMER CONFERENCE

The Board discussed the upcoming AWBD summer conference. Following review and discussion, Director Peralta moved to approve up to three 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. 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 Estick moved to (1) approve the tax assessor/collector's report and payment of tax bills; and (2) authorize termination of water at 13950 Ashdale Lane, due to delinquent taxes. Director Fair seconded the motion, which passed unanimously.

EMERGENCY PREPAREDNESS FOR 2024 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 2024 storm season.

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 102.06%.

Mr. Davila reviewed two delinquent accounts totaling \$3,937.27 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 to turn over to collections the accounts totaling \$3,937.27; 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 Peralta seconded the motion, which passed unanimously.

APPROVE CONSUMER CONFIDENCE REPORT ("CCR")

Mr. Davila reviewed the 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, 2024. Following review and discussion, Director Cook moved to 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. 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 the West Harris County Regional Water Authority ("WHCRWA") surface water project.

Mr. Vogler updated the Board on the status of the Wastewater Treatment Plant Clarifier Rehabilitation project. He stated Clarifier No. 3 is back in service, Clarifier No. 1 has been taken offline, and construction on Clarifier No. 1 is underway. He noted that there are no pay applications for the Board's consideration.

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

Mr. Vogler reviewed a preliminary cost estimate in the amount of \$360,000.00 (of which \$144,000.00 is the District's share and \$216,000.00 is Kingsbridge's share) for the Wastewater Treatment Plant improvements, a copy of which is attached to the engineer's report.

Mr. Vogler reported on bids received for Kingspoint Sections 1, 2 and 3 Sanitary Sewer Rehabilitation project. He recommended award of the contract to the lowest bidder, Ram Rod Utilities, LLC ("Ram Rod") for the contract amount of \$191,806.00. The

Board concurred that, in its judgement, Ram Rod was a responsible bidder who would be the most advantageous to the District and would result in the best and most economical completion of the project.

Mr. Vogler updated the Board on potential surplus funds. The Board then considered adopting a Resolution Authorizing Application to the TCEQ for Use of Surplus Funds.

Following review and discussion, Director Cook moved to (1) approve the engineer's report; (2) based on the engineer's recommendation, award the contract for Kingspoint Sections 1, 2 and 3 Sanitary Sewer Rehabilitation to Ram Rod, in the amount of \$191,806.00, subject to receipt of payment and performance bonds, and the certificate(s) of insurance and endorsements, if any, provided by the contractor; and (3) adopt the Resolution Authorizing Application to the TCEQ for Use of Surplus Funds. Director Fair 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, WHCRWA, AND REGIONAL MUNICIPAL MEETING MATTERS

There was no discussion on this agenda item.

DISCUSS REGULAR MEETING DATE AND TIME

The Board concurred to hold the next regular Board meeting at the offices of V&S on Friday, June 7, 2024, 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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