

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

July 12, 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 12th day of July, 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
Mario Peralta	Vice President
Kathy L. Henry	Secretary
Feroza Ali	Assistant Secretary
Victoria D. Estick	Assistant Vice President

and all of the above were present except Director Farris, thus constituting a quorum.

Also attending the meeting were Steven Hamilton of Environmental Allies; Robin Goin of Bob Leared Interests; Randy Davila of Inframark, LLC ("Inframark"); Jeff Vogler of Vogler & Spencer Engineering, Inc. ("V&S"); Carl Peters of Kingsbridge Municipal Utility District ("Kingsbridge"); Bertha Fair and David Henry, residents of the District; and Katie Sherborne and Kathryn Blanton of Allen Boone Humphries Robinson, LLP.

MINUTES

The Board considered approving the minutes of the June 7, 2024, regular meeting. Following review and discussion, Director Estick moved to approve the minutes of the June 7, 2024, regular meeting as presented. Director Henry seconded the motion, which passed unanimously.

PUBLIC COMMENTS

There was no discussion on this agenda item.

GARBAGE COLLECTION AND RECYCLING MATTERS

Director Estick reported missed garbage collections in the District.

The Board discussed damage sustained throughout the District from Hurricane Beryl. Following discussion, Director Estick moved to authorize Directors Henry and Peralta to consult and engage Best Trash LLC regarding storm debris collection. Director Ali seconded the motion, which passed unanimously.

## SECURITY AND PATROL MATTERS

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

Director Estick discussed security issues located at the intersections of Eldridge and Bissonnet and Plantation Valley and Keegans Woods Drive.

## MOWING AND DETENTION POND MAINTENANCE

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

## 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 Peralta 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 Estick seconded the motion, which passed unanimously.

## FINANCIAL AND BOOKKEEPING MATTERS

There was no discussion on this agenda item.

## TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Goin reviewed presented and reviewed 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 Henry 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 2024 TAX YEAR

Ms. Sherborne 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 2024 tax year.

Following review and discussion, Director Estick moved to adopt a Resolution Regarding Development Status for 2024 Tax Year establishing the District as a Developed District for the 2024 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 Peralta 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 1,493 water connections and the percentage of water billed versus water produced for the previous billing cycle was 99.90%.

Mr. Davila reviewed three delinquent accounts totaling \$740.00 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 discussion, the Board concurred not to take action on terminations this month but requested that the operator continue to provide notice of delinquent amounts in accordance with District procedures.

Following review and discussion, Director Estick moved to (1) approve the operator's report; (2) authorize Inframark to turn over to collections the three accounts totaling \$740.00; and (3) direct that the delinquent list be retained in the District's official records. Director Henry 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 reviewed and recommended approval of Pay Application No. 9 in the amount of \$102,394.12 (of which \$40,957.65 is the District's share and \$61,436.47 is Kingsbridge's share), payable to N&S Construction, LP ("N&S"). Mr. Vogler then reviewed and recommended approval of Change Order No. 2 to the contract with N&S for the Wastewater Treatment Plant Clarifier Rehabilitation project to increase the contract in the amount of \$59,903.76. The Board determined that Change Order No. 2 is beneficial to the District.

Mr. Vogler updated the Board on the status of construction on the Belknap Road mobility project, as detailed in his report.

Mr. Vogler reviewed a cost estimate in the amount of \$450,000.00 (of which \$180,000.00 is the District's share and \$270,000.00 is Kingsbridge's share) for the Wastewater Treatment Facility Disinfection Basin Rehab, a copy of which is attached to the engineer's report.

Following review and discussion, Director Peralta moved to (1) approve the engineer's report; (2) approve Pay Application No. 9 in the amount of \$102,394.12, payable to N&S; and (3) approve Change Order No. 2 in the amount of \$59,903.76, as in increase to the contract with N&S for the Wastewater Treatment Plant Clarifier Rehabilitation project, based upon the Board's finding that the Change Order is beneficial to the District and the engineer's recommendation. Director Henry 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

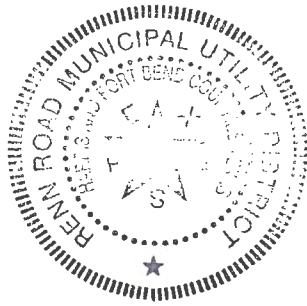
Mr. Peters reported that Kingsbridge experienced a drop in water pressure, and as a result had to issue a boil water notice which was rescinded shortly after.

DISCUSS REGULAR MEETING DATE AND TIME

The Board concurred to hold the next regular Board meeting at the offices of V&S on Friday, August 2, 2024, at 11:30 a.m.

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

(SEAL)



  
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Secretary, Board of Directors

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