

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

September 6, 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 6<sup>th</sup> day of September, 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, thus constituting a quorum.

Also attending the meeting were Jack Neblett of EnGoPlanet; Jennifer Hanna of Forvis Mazars, LLP (“Forvis”); Sargeant Patterson of the Fort Bend County Constable’s Office; Andrew Dunn of On-Site Protection Inc.; Ryan Haynes of Environmental Allies; Jimm Davis of Myrtle Cruz, Inc.; Robin Goin of Bob Leared Interests; Loren Morales of Rathmann & Associates, L.P.; Randy Davila of Inframark, LLC (“Inframark”); Ryan Vogler of Vogler & Spencer Engineering, Inc. (“V&S”); Justin Klump of Storm Water Solutions LLC (“SWS”); Carl Peters of Kingsbridge Municipal Utility District; Moni Mansour, a resident of the District; and Nellie Connally and Kathryn Easey of Allen Boone Humphries Robinson, LLP (“ABHR”).

MINUTES

The Board considered approving the minutes of the August 2, 2024, regular meeting. Following review and discussion, Director Estick moved to approve the minutes of the August 2, 2024, regular meeting as presented. Director Peralta seconded the motion, which passed unanimously.

PUBLIC COMMENTS

There was no discussion on this agenda item.

ENGOPLANET SOLAR LIGHTING PRESENTATION

Mr. Neblett presented and reviewed information from EnGoPlanet USA regarding solar powered products for street and park lighting. A copy of EnGoPlanet’s brochure is

attached. He discussed the installation, cost, maintenance, warranty and features of various product lines with the Board and answered the Board's questions. Discussion ensued. Mr. Neblett stated he will obtain additional competitive pricing information for the Board. Director Farris stated that Director Estick is the lighting liaison for the District.

#### ENGAGE AUDITOR

The Board considered engaging an auditor to prepare the District and regional sewage treatment plant audit reports for the fiscal year ending September 30, 2024. Ms. Hanna presented an engagement letter from Forvis, and stated that the estimated cost to prepare the District's audit report is \$22,100, and the estimated cost is \$5,200 for the regional sewage treatment plant audit, plus an administrative fee of \$1,100 to cover postage, printing, delivery and other expense items. Following review and discussion, Director Peralta moved to (1) engage Forvis to prepare the annual audit reports; and (2) approve the engagement letter with Forvis and direct that the engagement letter be filed appropriately and retained in the District's official records. Director Estick seconded the motion, which passed unanimously.

#### GARBAGE COLLECTION AND RECYCLING MATTERS

The Board discussed garbage, recycling, and storm debris collection in the District. Director Henry reported there is storm debris that needs to be collected in Sugarfield and asked that ABHR contact Best Trash for pickup.

#### SECURITY AND PATROL MATTERS

Sgt. Patterson and Mr. Dunn reviewed a report regarding security in the District, a copy of which is attached. Sgt. Patterson reviewed and discussed the Area Crime Maps for the District and surrounding areas, copies of which are attached to the security report. Mr. Dunn discussed the unavailability of crime data from Fort Bend County and stated he is working with the Sheriff's Office and County Commissioner's Office to obtain access to the information.

#### 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.

Mr. Davis then reviewed proposed budgets for the District and the regional wastewater treatment plant for the fiscal year end September 30, 2025. Copies of the budgets are attached to the bookkeeper's report.

Following review and discussion, Director Henry moved to (1) approve the bookkeeper's report and the bills presented for payment; and (2) adopt the budgets for the District and the regional wastewater treatment plant, as discussed. Director Ali seconded the motion, which passed unanimously.

#### TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Goin 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 Estick moved to approve the tax assessor/collector's report and payment of tax bills. Director Henry 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. Discussion ensued regarding the delinquent tax accounts and collection efforts. After review and discussion, Director Peralta 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 accounts at 13911 Bonnetbriar Lane and 13950 Bonnetbriar Lane. Director Henry seconded the motion, which passed unanimously.

#### DISCUSS 2024 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

Mr. Morales reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2024 water, sewer, and drainage debt service tax rate of \$0.265 per \$100 of assessed valuation, based on the District's initial 2024 certified value of \$362,524,030, plus \$20,842,285 representing the uncertified value under protest. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate. Mr. Morales discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Farris moved to (1) set the public hearing date for October 4, 2024; and (2) authorize the tax assessor/collector to publish notice of the District's meeting on October 4, 2024, to set the proposed 2024 total tax rate of \$0.54 per \$100 of assessed valuation, with \$0.265 allocated for debt service on water, sewer, and drainage bonds, and \$0.275 allocated for operations and maintenance. Director Henry 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 1,485 water connections and the percentage of water billed versus water produced for the previous billing cycle was 94.96%.

Mr. Davila reviewed a proposal from Ultimate Water Solutions LLC ("UWS") in the amount of \$11,795.00, plus Inframark's fee of \$2,359.00, to replace a 20-horsepower motor on the non-potable pump no. 2 at the Wastewater Treatment Plant ("WWTP"). Mr. Davila then reviewed a proposal from UWS in the amount of \$39,585.00, plus Inframark's fee of \$7,917.00, to repair the 150-horsepower blower no. 3 at the WWTP. The proposals are collectively referred to as the "UWS Proposals."

Mr. Davila reviewed two delinquent accounts totaling \$442.32 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 Estick moved to (1) approve the operator's report; (2) approve the UWS Proposals and related Inframark fees and direct that the Proposals be filed appropriately and retained in the District's official records (3) authorize Inframark to turn over to collections the two accounts totaling \$442.32; and (4) 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 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 Estimate No. 10 in the amount of \$380,271.96, payable to N&S Construction, LP ("N&S").

Mr. Vogler updated the Board on the status of construction on the Belknap Road mobility project. He reported receiving notice from Fort Bend County that two streetlights that were installed by the District will need to be moved in order for construction to begin. Mr. Vogler recommended having Fort Bend County remove the streetlights and store them at the District's Wastewater Treatment Plant. He stated Fort Bend County is looking into removing and re-installing the streetlights at its cost.

Mr. Vogler discussed the Wastewater Treatment Facility Disinfection Basin Rehabilitation project and requested authorization to begin design of the project.

Mr. Vogler updated the Board regarding construction of the Kingspoint Sections 1-3 Sanitary Sewer Rehabilitation project.

Mr. Vogler stated the cleaning and televising of the storm sewer locations along Bonner Crest Drive, Cravenridge Drive, and Plantation Valley Drive has been completed and he is waiting on the results. He stated he will have a cost estimate and map for the Board's review at the next meeting.

Following review and discussion, Director Henry moved to (1) approve the engineer's report; (2) approve Pay Estimate No. 10 in the amount of \$380,271.96, payable to N&S, for the Wastewater Treatment Plant Clarifier Rehabilitation project, based on the engineer's recommendation; and (3) authorize V&S to begin design of the Wastewater Treatment Facility Disinfection Basin Rehabilitation project. Director Estick 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 presented and reviewed a proposal from SWS in the annual amount of \$24,000.00 for services related to developing and maintaining a new SWMP to comply

with the new Texas Pollutant Discharge Elimination System (TPDES) General Permit No. TXR040000, Small Municipal Separate Storm Sewer Systems (Phase II) General Permit required by the Texas Commission on Environmental Quality.

Mr. Klump then 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.

After review and discussion, Director Henry moved to approve the proposal from SWS in the annual amount of \$24,000.00 for the development of maintenance of the District's SWMP and direct the proposal 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, WHCRWA, AND REGIONAL MUNICIPAL MEETING MATTERS

The Board concurred to discuss website matters at the next meeting. The Board then discussed director attendance at regional municipal meetings and scheduling a tour of the District's Water Plant and Wastewater Treatment Plant facilities.

DISCUSS REGULAR MEETING DATE AND TIME

The Board concurred to hold the next regular Board meeting at the offices of V&S on Friday, October 4, 2024, at 11:30 a.m.

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

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Secretary, Board of Directors

(SEAL)

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