

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

October 4, 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 4<sup>th</sup> day of October, 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 Sgt. Mike Patterson of the Fort Bend County Constable's Office; Ryan Haynes of Environmental Allies; Jimm Davis of Myrtle Cruz, Inc.; Robin Goin of Bob Leared Interests; Randy Davila and Missy Steadman of Inframark, LLC ("Inframark"); Ryan Vogler of Vogler & Spencer Engineering, Inc. ("V&S"); Carl Peters of Kingsbridge Municipal Utility District; Joyce McCreadie and Miriam Beck of Keegans Wood Homeowners' Association; Moni Mansour, Russell Cook, Bertha Fair, and Hasmukh Ali, residents of the District; and Brooke Milbauer and Kathryn Easey of Allen Boone Humphries Robinson, LLP ("ABHR").

MINUTES

The Board considered approving the minutes of the September 6, 2024, regular meeting. Following review and discussion, Director Estick moved to approve the minutes of the September 6, 2024, regular meeting as presented. Director Peralta seconded the motion, which passed unanimously.

PUBLIC COMMENTS

Mr. Cook addressed the Board regarding his tenure as a former director of the District.

Ms. Beck addressed the Board regarding a cracked manhole cover at 9611 Keegans Wood. Ms. Steadman stated Inframark will investigate the manhole cover.

Mr. Mansour requested an update on drainage matters in the Keegans Wood Subdivision. Mr. Vogler stated this item will be addressed in his engineer's report.

Ms. McCreadie reported that West Keegans Bayou Improvement District is considering constructing a pedestrian bridge across the bayou near Keegans Wood Drive.

#### SOLAR LIGHTING 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. Director Henry stated all the storm debris in the Sugarfield Subdivision has been collected.

#### SECURITY AND PATROL MATTERS

Sgt. Patterson reviewed a report regarding security in the District, a copy of which is attached. He reviewed and discussed the Area Crime Maps for the District and surrounding areas, copies of which are attached to the security report. He also discussed the latest crime trends with the Board.

#### 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 Estick moved to approve the bookkeeper's report and the bills presented for payment. Director Peralta 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 Henry 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 Ali seconded the motion, which passed unanimously.

RESOLUTION ESTABLISHING AUTHORIZED DEPOSITORY INSTITUTIONS AND ADOPTING LIST OF QUALIFIED BROKER/DEALERS WITH WHOM THE DISTRICT MAY ENGAGE IN INVESTMENT TRANSACTIONS

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 Henry 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 Ali seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Goin reviewed with the Board the monthly tax assessor/collector's report for September, a copy of which is attached, including a list of the checks presented for payment and the list of top delinquent tax accounts.

Ms. Goin updated the Board on the status of delinquent tax collections. She reported one taxpayer contacted the delinquent tax attorney's office and requested an extension of time to pay the full balance due by Monday, October 7, 2024. Discussion ensued regarding prior Board action to reject payment plan requests from this particular taxpayer.

Following review and discussion, Director Peralta moved to (1) approve the tax assessor/collector's report and payment of tax bills; and (2) authorize Inframark to terminate service in accordance with the District's Rate Order if payment in full is not received by Monday, October 7, 2024, from the taxpayer discussed above. Director Henry 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. Milbauer stated that notice was published of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2024 total tax rate of \$0.54.

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 2024 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 Farris moved to (1) adopt the Order Levying Taxes reflecting a total 2024 tax rate of \$0.54 per \$100 of assessed valuation, comprised of \$0.265 to pay debt service on water, sewer, and drainage bonds, and \$0.275 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 Estick 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 1,483 water connections and the percentage of water billed versus water produced for the previous billing cycle was 97.26%.

Mr. Davila distributed and reviewed the annual consumer price index (“CPI”) adjustments 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 4.731%. He stated an amendment to Inframark’s Professional Services Agreement is not necessary at this time.

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 Henry moved to (1) approve the operator’s report; and (2) 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.

## AMENDED RATE ORDER

Mr. Davila proposed amendments to the District's Rate Order following Inframark's annual CPI adjustments. Following review and discussion, Director Henry moved to approve the amendments to the District's Rate Order and direct that the amended Rate Order 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 surface water project.

Mr. Vogler updated the Board on the status of the Wastewater Treatment Plant Clarifier Rehabilitation project.

Mr. Vogler updated the Board on the status of construction on the Belknap Road mobility project. He reported that Fort Bend County was able to revise their plans and that the two streetlights that were installed by the District will not need to be moved. Mr. Vogler updated the Board on Harmony School's waterline project and stated he will coordinate with Fort Bend County Municipal Utility District No. 2 ("FBCMUD2") regarding an extension to the Emergency Water Supply Agreement between the District, FBCMUD2, and Harmony School.

Mr. Vogler updated the Board on the status of the design for the Wastewater Treatment Facility Disinfection Basin Rehabilitation project.

Mr. Vogler updated the Board regarding the status of the Kingspoint Sections 1-3 Sanitary Sewer Rehabilitation project. He reviewed and recommended approval of Pay Estimate No. 3 in the amount of \$26,192.20, payable to Ram Rod Utilities, LLC ("RRU").

Mr. Vogler stated that bids were received for the Storm Sewer Televising project in Keegans Wood Sections 1-3, Oakbend Forest Section 1, and Sugarfield Sections 1 and 2. He recommended that the Board award the contract to Specialized Maintenance Services, Inc. ("SMS") in the amount of \$56,733.50. Discussion ensued regarding the solicitation and advertisement processes for obtaining bids. The Board concurred that, in its judgment, SMS is a responsible bidder who will be most advantageous to the District and will result in the best and most economical completion of the project.

Following review and discussion, Director Peralta moved to (1) approve the engineer's report; (2) approve Pay Estimate No. 3 in the amount of \$26,192.20, payable to RRU, for the Kingspoint Sections 1-3 Sanitary Sewer Rehabilitation project, based on the engineer's recommendation; and (3) award the contract for the Storm Sewer Televising

project in Keegans Wood Sections 1-3, Oakbend Forest Section 1, and Sugarfield Sections 1 and 2 to SMS in the amount of \$56,733.50, based on the engineer’s recommendation and receipt of the payment and performance bonds and the certificate(s) of insurance and endorsements, if any, provided by the contractor. 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.

WEBSITE MATTERS

Ms. Milbauer discussed website creation, management, posting and transparency requirements, and related costs with the Board. She stated the District’s tax assessor-collector currently maintains a webpage for the District where all required documentation is posted and available to the public. Discussion ensued regarding methods for communicating with District residents, including mass communication and emergency alert services provided by Touchstone District Services LLC on behalf of the District and the District’s operator. The Board tabled action on this agenda item.

KINGSBRIDGE MUNICIPAL UTILITY DISTRICT, WEST KEEGANS BAYOU IMPROVEMENT DISTRICT (“WEST KEEGANS”), WEST HARRIS COUNTY REGIONAL WATER AUTHORITY (“WHCRWA”), AND REGIONAL MUNICIPAL MEETING MATTERS

Ms. Steadman stated the WHCRWA will not increase the current Groundwater Reduction Plan Fee or the Surface Water Fee in January, 2024.

Director Farris encouraged the Board members to attend upcoming Association of Water Board Directors’ seminars.

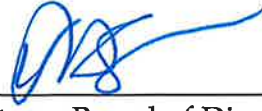
DISCUSS REGULAR MEETING DATE AND TIME

The Board concurred to hold the next Board meeting at the offices of V&S on Friday, November 1, 2024, at 11:30 a.m.

DISCUSS ITEMS TO BE INCLUDED ON NEXT AGENDA

There was no discussion on this agenda item.

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



\_\_\_\_\_  
Secretary, Board of Directors

(SEAL)



LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Garbage and recycling collection report.....	2
Security report.....	2
Mowing and detention pond maintenance report.....	2
Bookkeeper's report.....	2
List of qualified broker/dealers.....	3
Tax assessor/collector's report .....	3
Operator's report.....	4
Engineer's report.....	5