

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

November 1, 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 1<sup>st</sup> day of November, 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. Director Farris participated by videoconference and was part of the quorum.

Also attending the meeting were Barry Hards of Texas Groundworks Management, Inc. ("Texas Groundworks"); Christie Leighton of Best Trash, LLC; Ryan Haynes of Environmental Allies; Jimm Davis of Myrtle Cruz, Inc.; Robin Goin of Bob Leared Interests; 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; Bertha Fair, a resident of the District; and Brooke Milbauer and Kathryn Mercado of Allen Boone Humphries Robinson, LLP ("ABHR").

MINUTES

The Board considered approving the minutes of the October 4, 2024, regular meeting. Following review and discussion, Director Estick moved to approve the minutes of the October 4, 2024, regular meeting as presented. Director Peralta seconded the motion, which passed unanimously.

PUBLIC COMMENTS

Mr. Hards introduced himself as a representative of Texas Groundworks, and discussed services provided.

Director Estick discussed the West Keegans Bayou Improvement District's ("West Keegans") proposed pedestrian bridge from Sugar Field to Keegans Wood. She

requested information regarding where members of the community can go to voice opposition to the construction of the pedestrian bridge due to safety concerns. Mr. Vogler stated that members of the community can go to West Keegans board of directors meetings to voice concerns.

#### SOLAR LIGHTING MATTERS

There was no discussion on this agenda item.

#### GARBAGE COLLECTION AND RECYCLING MATTERS

Ms. Leighton discussed garbage and recycling collection in the District.

#### SECURITY AND PATROL MATTERS

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

Director Estick reported that the cluster mailbox units have been broken into and mail has been stolen throughout the District. Ms. Milbauer stated she will report this matter to the District's security coordinator.

#### 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 Henry moved to approve the bookkeeper's report and the bills presented for payment. 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 October, 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.

Ms. Goin reviewed with the Board the delinquent tax report prepared by Perdue, Brandon, Fielder, Collins & Mott L.L.P., a copy of which is attached. Discussion ensued. The Board took no action on the delinquent tax report.

### 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 1,484 water connections and the percentage of water billed versus water produced for the previous billing cycle was 98.57%.

Mr. Davila presented a proposal in the amount of \$13,920.00, submitted by SkiBo's General Services LLC ("SkiBo's") and Inframark, to remove and replace the wooden fence at Lift Station No. 1. A copy of SkiBo's proposal is attached to the operator's report.

Mr. Davila requested Board authorization to dispose of obsolete records. Discussion ensued.

Mr. Davila reviewed three delinquent accounts totaling \$645.68 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 they appeared at the Board meeting concerning their bills.

Following review and discussion, Director Henry moved to (1) approve the operator's report; (2) approve the proposal in the amount of \$13,920.00, submitted by SkiBo's and Inframark, to remove and replace the wooden fence at Lift Station No. 1; (3) authorize Inframark to dispose of obsolete records, as discussed; (4) authorize Inframark to turn over to collections the three accounts totaling \$645.68; and (5) 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 Farris 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 then 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.

Mr. Vogler updated the Board regarding the status of the Storm Sewer Televising project in Keegans Wood Sections 1-3, Oakbend Forest Section 1, and Sugarfield Sections 1 and 2. He reported that the pre-construction meeting was held on October 31, 2024. Mr. Vogler requested authorization to have the construction contract executed by the District once the payment and performance bonds and the certificate(s) of insurance and endorsements provided by the contractor have been reviewed by ABHR.

Mr. Vogler reported that Inframark performed an emergency repair to an existing sanitary sewer manhole along Eldrige Parkway. He stated that V&S has submitted an emergency repair request to the Texas Commission on Environmental Quality ("TCEQ") to waive the public bidding requirements.

Following review and discussion, Director Peralta moved to (1) approve the engineer's report; and (2) authorize the execution of the contract for the Storm Sewer Televising project in Keegans Wood Sections 1-3, Oakbend Forest Section 1, and Sugarfield Sections 1 and 2, subject to ABHR's review of the payment and performance bonds and the certificate(s) of insurance and endorsements 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

Mr. Klump discussed the Notice of Intent (the "NOI") and presented the updated Stormwater Management Program ("SWMP") prepared in accordance with the requirements set forth in the 2024 Texas Pollutant Discharge Elimination System General Permit No. TXR040000 for the Board's review. He distributed and reviewed the new permit term goals and training under the new SWMP, a copy of which is attached. Following review and discussion, Director Estick moved to approve the SWMP, authorize Director Farris to electronically execute and submit the NOI on behalf of the District to the TCEQ, and direct that the NOI and the SWMP be filed appropriately and retained in the District's official records. Director Henry seconded the motion, which passed unanimously.

## WEBSITE MATTERS

Ms. Milbauer reviewed a memorandum regarding district website policies with the Board, a copy of which is attached. Following discussion, Director Farris moved to not engage a website provider. Director Estick seconded the motion, which passed by a vote of 3 to 2, with Director Ali voting in opposition and Director Henry abstaining from voting.

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

Director Henry discussed the WHCRWA's Show and Tell Workshop scheduled for November 13, 2024, to inform residents and members of the public about water conservation issues. The Board considered holding a similar District event in the future.

## DISCUSS REGULAR MEETING DATE AND TIME

The Board concurred to hold the next Board meeting at the offices of V&S on Friday, December 6, 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.



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Secretary, Board of Directors

(SEAL)



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