

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

December 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 December, 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; Andrew Dunn and Craig Davis of OnSite Protection, 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"); Carl Peters of Kingsbridge Municipal Utility District ("Kingsbridge MUD"); Bertha Fair and Moni Mansour, residents of the District; and Brooke Milbauer and Carli Trojcek of Allen Boone Humphries Robinson, LLP ("ABHR").

MINUTES

The Board considered approving the minutes of the November 1, 2024, regular meeting. Following review and discussion, Director Ali moved to approve the minutes of the November 1, 2024, regular meeting as presented. Director Henry seconded the motion, which passed unanimously.

PUBLIC COMMENTS

There was no discussion on this agenda item.

SOLAR LIGHTING MATTERS

Director Farris discussed coordinating with Kingsbridge MUD and Fort Bend County Municipal Utility District No. 2 to install lighting.

## 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.

## SECURITY AND PATROL MATTERS

Sgt. Patterson reviewed a report regarding security in the District, a copy of which is attached. Discussion ensued regarding increased crime rates in Fort Bend County. Mr. Dunn suggested installing cameras at traffic lights. Mr. Dunn demonstrated a motion-sensored solar panel flood light that can be placed on the outside of residences. Further discussion ensued regarding the installation of camera systems in the District. The Board requested that Mr. Dunn present a proposal for the recommended purchase and installation of cameras at the next meeting.

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

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

Ms. Milbauer discussed Director expenses for the upcoming AWBD winter conference to include reimbursement of no more than three per diems, two nights of hotel stay, and reasonable meals for Directors attending the AWBD winter conference, all in accordance with the District's Travel Reimbursement Guidelines.

## TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Goin reviewed with the Board the monthly tax assessor/collector's report for November, 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.

Ms. Goin then 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 1,487 water connections and the percentage of water billed versus water produced for the previous billing cycle was 100.6%.

Mr. Davila presented a proposal in the amount of \$8,276.00, submitted by North Side Electrical Motors ("North Side") and Inframark, to replace the Jockey Pump Motor at Water Plant No. 1. A copy of North Side's proposal is attached to the operator's report.

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. The Board discussed deferring termination of utility service for non-payment during December due to the holidays.

Following review and discussion, Director Peralta moved to (1) approve the operator's report; (2) approve the proposal in the amount of \$8,276.00, submitted by North Side and Inframark, to replace the Jockey Pump Motor at Water Plant No. 1; and (3) defer termination of utility service to said delinquent accounts until re-consideration by the Board at its January meeting 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, and updated the Board on ongoing engineering projects as noted in his report.

Mr. Vogler updated the Board on the status of the Belknap Road mobility project. Mr. Vogler discussed the District's request for an extension of interim water supply

with Fort Bend County Municipal Utility District No. 2 (“FBCMUD2”), as defined in the Second Amended and Restated Emergency Water Supply Agreement (“Agreement”) effective March 3, 2023. He stated the Agreement is set to expire on April 1, 2025, and the requested extension is for a period of eighteen months to October 1, 2026.

Following review and discussion, Director Peralta moved to (1) approve the engineer’s report; and (2) approve the extension of the Agreement to October 1, 2026 and authorize execution of the Third Amended and Restated Water Supply Agreement, subject to finalization. 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 (“WEST KEEGANS”), WEST HARRIS COUNTY REGIONAL WATER AUTHORITY (“WHCRWA”), AND REGIONAL MUNICIPAL MEETING MATTERS

Directors Henry and Ali discussed attending the WHCRWA’s board of directors meeting held on November 13, 2024.

The Board discussed holding an event in the District to inform residents and members of the public about water conservation issues.

#### EMINENT DOMAIN REPORT

Ms. Milbauer reported that ABHR will file the District’s Eminent Domain Authority Annual Report with the Comptroller of the State of Texas.

#### DISCUSS REGULAR MEETING DATE AND TIME

The Board concurred to hold the next Board meeting at the offices of V&S on Friday, January 3, 2025, 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)



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