

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

February 7, 2025

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 7th day of February, 2025, 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 Christie Leighton of Best Trash, LLC; Sgt. Mike Patterson of OnSite Protection, LLC; Ryan Haynes of Environmental Allies ("EA"); Jimm Davis of Myrtle Cruz, Inc.; Robin Goin of Bob Leared Interests; Missy Steadman of Inframark, LLC ("Inframark"); Ryan Vogler of Vogler & Spencer Engineering, Inc. ("V&S"); Justin Klump of Storm Water Solutions LLC; Carl Peters of Kingsbridge Municipal Utility District; Muhammad Ali, Cecil Farris, David Henry and Moni Mansour, residents of the District; and Katie Sherborne and Kathryn Easey of Allen Boone Humphries Robinson, LLP ("ABHR").

MINUTES

The Board considered approving the minutes of the January 3, 2025, regular meeting. Following review and discussion, Director Estick moved to approve the minutes of the January 3, 2025, regular meeting as presented. Director Ali seconded the motion, which passed unanimously.

PUBLIC COMMENTS

Mr. Ali addressed the Board regarding a water billing dispute and the Board responded to his questions and concerns. Ms. Steadman stated Mr. Ali's bill was adjusted to the lowest tier rate and credits were issued for penalties. Ms. Steadman also reported that a third-party meter inspection was performed and it was determined the water meter was working properly. The Board directed Inframark to work with Mr. Ali

on a payment plan. Discussion ensued regarding Mr. Ali registering for the Eye On Water app to monitor his water usage. Mr. Ali left the meeting.

GARBAGE COLLECTION AND RECYCLING MATTERS

Ms. Leighton reviewed a report from Best Trash 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. He reviewed and discussed the Area Crime Maps for the District and surrounding areas, copies of which are attached to the security report.

The Board reviewed OnSite's annual consumer price index ("CPI") adjustment to the police patrol hourly rate. A copy of the CPI adjustment notice is attached. The Board then considered a proposed amendment to the Security Consulting Rate and Fee Schedule attached to the Security Consulting Services Agreement ("Amended Schedule") with OnSite.

Following review and discussion, Director Farris moved to approve the Amended Schedule, as presented, and direct that the Amended Schedule be filed appropriately and retained in the District's official records. Director Ali seconded the motion, which passed unanimously.

MOWING AND DETENTION POND MAINTENANCE

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

Mr. Haynes reported on erosion at the outfall pipe located at the northwest corner of the detention basin. Mr. Vogler recommended that EA coordinate with Inframark to clean and televise that one line segment to determine if there is a hole in the pipe needing repair or replacement.

ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") WINTER CONFERENCE, APPROVE REIMBURSEMENT OF ELIGIBLE EXPENSES, AND AUTHORIZE ATTENDANCE AT SUMMER CONFERENCE

The Board discussed payment of per diems for directors who attended the AWBD winter conference. After review and discussion, Director Estick moved to approve reimbursement of the AWBD winter conference expenses and payment of per diems and to authorize attendance of the Board members at the AWBD summer conference. Director Henry seconded the motion, which passed unanimously.

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.

TAX ASSESSMENT AND COLLECTIONS MATTERS

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

The Board reviewed a delinquent tax report prepared by Perdue, Brandon, Fielder, Collins & Mott L.L.P., a copy of which is attached.

Following review and discussion, Director Henry moved to approve the tax assessor/collector's report and payment of tax bills. Director Estick seconded the motion, which passed unanimously.

RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

The Board discussed tax exemptions and reviewed a Resolution Concerning Exemptions from Taxation, reflecting that the Board of Directors rejects a general residential homestead exemption and grants a \$10,000.00 exemption for persons who are disabled or sixty-five years of age or older. Following review and discussion, Director Henry moved to adopt the Resolution Concerning Exemptions from Taxation and direct that the Resolution be filed appropriately and retained in the District's official records. Director Peralta seconded the motion, which passed unanimously.

RESOLUTION ADOPTING COVERED APPLICATIONS POLICY

Ms. Sherborne discussed legislation enacted by the Texas Legislature that requires all governmental entities to adopt a policy prohibiting the use of certain social media applications and services on government-owned or -leased devices. She stated that a model policy was developed by the Texas Departments of Public Safety and Information Resources for use by governmental entities. Ms. Sherborne reviewed the proposed Covered Applications Policy with the Board. After review and discussion, Director Estick moved to adopt a Resolution Adopting Covered Applications Policy 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

Ms. Steadman reviewed with the Board the monthly operator's report, a copy of which is attached. She updated the Board on inspections, repairs, and maintenance items performed and in progress in the District. She 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 93.09%.

Ms. Steadman reviewed Mr. Ali's water usage report with the Board and discussed the District's leak adjustment policy. Ms. Sherborne recommended that Inframark send out a message to the community to download the Eye on Water app.

Mr. Vogler discussed the emergency manhole repair at 9531 S. Eldridge Road in the amount of \$83,533.09. He stated the District received approval from the Texas Commission on Environmental Quality to waive the bidding requirements related to this item. He also reported that ABHR is looking into using surplus bond funds to reimburse the District's general operating account for the related expense.

Ms. Steadman requested Board authorization to send sixteen uncollectible accounts totaling \$4,661.47 to a collection agency, and to write off two accounts totaling \$15.99.

Ms. Steadman 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. Ms. Steadman noted that the accounts in question had neither contacted her 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) authorize the operator to send sixteen uncollectible accounts totaling \$4,661.47 to a collection agency, and to write off two accounts totaling \$15.99; and (3) 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.

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 West Harris County Regional Water Authority surface water project.

Mr. Vogler reported the Wastewater Treatment Plant Clarifier Rehabilitation project is complete and a final pay estimate will be presented at the next meeting.

Mr. Vogler stated there is no update on the status of construction on the Belknap Road mobility project and or on discussions with Fort Bend County regarding safety concerns at Old Richmond Road and Sugarland Howell Road.

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

Mr. Vogler reported the Kingspoint Sections 1-3 Sanitary Sewer Rehabilitation project is substantially complete.

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.

Mr. Vogler stated he had no action items for the Board's approval.

ANNEXATION MATTERS

There was no discussion on this agenda item.

STORM WATER MANAGEMENT PLAN

Mr. Klump updated the Board on the District's Stormwater Management Program ("SWMP"). He distributed and reviewed the year 6 annual report for the SWMP and a summary of the year 6 training and goals under the SWMP, copies of which are attached. He presented a utility bill insert regarding yard waste, hazardous waste, and pet waste, a copy of which is also attached. Mr. Klump began his training session with the Board and other consultants. The topic of the year 6 training was stormwater pollution prevention, the minimum control measures, and bacteria-specific elements. Mr. Klump explained the importance of keeping household hazardous waste, pet waste, and yard waste out of the storm sewers to prevent adding to bacterial impairment. He then continued with the training, thoroughly explaining the sources of bacteria and outlining the program elements of the SWMP that deal with these sources.

The Board requested that the utility bill insert also be translated into Spanish and then mailed to all customers and homeowner associations in the District.

Following review and discussion, Director Henry moved to (1) approve the year 6 annual report for the SWMP and the utility bill insert, as discussed; and

(2) authorize Inframark to send the updated utility bill insert to all customers and homeowner associations in the District. Director Estick seconded the motion, which passed unanimously.

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

There was no discussion on this agenda item.

DISCUSS REGULAR MEETING DATE AND TIME

The Board concurred to hold the next Board meeting at the offices of V&S on Friday, March 7, 2025, at 11:30 a.m.

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



Secretary, Board of Directors

(SEAL)



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