

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

March 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 March, 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 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; Randy Davila of Inframark, LLC ("Inframark"); Ryan Vogler of Vogler & Spencer Engineering, Inc. ("V&S"); Carl Peters of Kingsbridge Municipal Utility District; Bertha Fair and Moni Mansour, 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 February 7, 2025, regular meeting. Following review and discussion, Director Henry moved to approve the minutes of the February 7, 2025, regular meeting as presented. Director Peralta seconded the motion, which passed unanimously.

PUBLIC COMMENTS

There was no discussion on this agenda item.

GARBAGE COLLECTION AND RECYCLING MATTERS

The Board 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. Discussion ensued regarding graffiti in the District and the appropriate agency or homeowner association to contact for removal.

MOWING AND DETENTION POND MAINTENANCE

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

Mr. Haynes updated the Board on erosion at the outfall pipe located at the northwest corner of the detention basin. He stated Inframark televised the line and that the video will be reviewed by EA.

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.

RENEWAL OF DISTRICT'S INSURANCE POLICIES

The Board deferred action on this agenda item.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Goin reviewed with the Board the monthly tax assessor/collector's report for February, 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. Discussion ensued regarding contacting taxpayers.

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.

APPROVE ANNUAL REPORT AND AUTHORIZE FILING OF SAME IN ACCORDANCE WITH THE DISTRICT'S CONTINUING DISCLOSURE OF INFORMATION AGREEMENT AND AS REQUIRED BY SEC RULE 15c2-12

Ms. Milbauer distributed and reviewed with the Board the District's Annual Report, to be filed in accordance with the continuing disclosure provisions contained in the District's bond resolutions. She stated that the District is required to file certain financial and operating data with the Municipal Securities Rulemaking Board through the Electronic Municipal Market Access System ("EMMA"). After review and discussion, Director Peralta moved, subject to final ABHR review, to authorize filing of the District's Annual Report through EMMA in accordance with the continuing disclosure requirements of SEC Rule 15c2-12, and direct that the necessary documentation be filed appropriately and retained in the District's official records. Director Henry seconded the motion, which passed unanimously.

ANNUAL REVIEW OF PROCEDURES FOR CONTINUING DISCLOSURE COMPLIANCE

The Board reviewed the District's procedures for continuing disclosure compliance. Ms. Milbauer stated that no changes are required at this time.

REVIEW CRITICAL LOAD SPREADSHEET FOR DISTRICT'S FACILITIES

Ms. Milbauer reported that the District's engineer, bookkeeper and operator have reviewed the critical load spreadsheet for the District's facilities. Ms. Milbauer noted that the critical load information on the District's facilities is required to be reviewed at least annually and provided to certain entities, which include the District's electricity provider, the Public Utility Commission, and other governmental entities. Following review and discussion, Director Henry moved to approve the critical load spreadsheet, authorize providing it to the appropriate entities, and direct that a copy be retained in the District's official records. Director Peralta seconded the motion, which passed unanimously.

EMERGENCY PREPAREDNESS PLAN

Mr. Vogler and Mr. Davila discussed the District's Emergency Preparedness Plan and stated no updates are necessary.

ANNUAL REVIEW OF DROUGHT CONTINGENCY PLAN

The Board conducted an annual review of the District's Drought Contingency Plan. Ms. Milbauer stated that no changes are recommended at this time.

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 113.44%. He stated open faucets during the recent freeze event may have contributed to the high water accountability.

Mr. Davila reviewed a Notice of Violation from the Texas Commission on Environmental Quality ("TCEQ"). He stated the District will issue the required public notification to customers in the billing message. Mr. Vogler also stated V&S is verifying with the testing facility on the substance that was tested. A copy of the notice is attached to the operator's report.

Mr. Davila requested Board authorization to send twelve uncollectible accounts totaling \$2,527.39 to a collection agency, and to write off three accounts totaling \$16.72.

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 Peralta moved to (1) approve the operator's report; (2) authorize the operator to send twelve uncollectible accounts totaling \$2,527.39 to a collection agency, and to write off three accounts totaling \$16.72; 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 Estick 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 the report.

Mr. Vogler updated the Board on the status of the West Harris County Regional Water Authority surface water project.

Mr. Vogler stated the Wastewater Treatment Plant Clarifier Rehabilitation project is complete. He reviewed and recommended approval of Pay Estimate No. 11 and Final in the amount of \$41,401.05, payable to N&S Construction ("N&S").

Mr. Vogler updated the Board on the status of construction on the Belknap Road mobility project and the Harmony School waterline installation.

Mr. Vogler stated there is no update on discussions with Fort Bend County regarding safety concerns at Old Richmond Road and Sugarland Howell Road.

Mr. Vogler reported receiving a service request from Santikos Properties, LLC for a proposed six-acre multi-family development at the corner of Eldridge Parkway and Bissonnet St. He stated the developer is currently updating the site plan to determine actual connection counts.

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. He stated V&S is awaiting the videos to review in order to prepare a cost estimate for the repairs.

Mr. Vogler stated a surplus funds bond application will not be required for the sanitary sewer manhole repair along Eldridge Parkway.

Following review and discussion, Director Henry moved to (1) approve the engineer's report; and (2) based on the engineer's recommendation, approve Pay Estimate No. 11 and Final in the amount of \$41,401.05, payable to N&S, for the Wastewater Treatment Plant Clarifier Rehabilitation project. Director Peralta 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

Director Henry reported on West Keegans matters.

Director Farris discussed the Gulf Coast Water Conservation Symposium to be held on May 21, 2025. She stated she will be attending. Ms. Milbauer discussed subsidence, the creation of water authorities by the TCEQ to address subsidence issues, and related compliance matters with the Board.


DISCUSS REGULAR MEETING DATE AND TIME

The Board concurred to hold the next Board meeting at the offices of V&S on Friday, April 4, 2025, at 11:30 a.m.

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

(SEAL)





Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	Minutes <u>Page</u>
Garbage and recycling collection report.....	1
Security report	2
Mowing and detention pond maintenance report.....	2
Bookkeeper's report.....	2
Tax assessor/collector's report	2
Perdue delinquent tax report	2
Operator's report.....	4
Engineer's report.....	4