

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

April 4, 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 4<sup>th</sup> day of April, 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 and Karen Zwahr of Best Trash, LLC ("Best Trash"); 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"); Carl Peters of Kingsbridge Municipal Utility District; Bertha Fair, Moni Mansour, Rusty Cook 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 March 7, 2025, regular meeting. Following review and discussion, Director Peralta moved to approve the minutes of the March 7, 2025, regular meeting as presented. Director Ali seconded the motion, which passed unanimously.

PUBLIC COMMENTS

There were no public comments.

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.

Ms. Leighton reviewed a proposal from Best Trash for 65-gallon trash carts for the District in the amount of \$2.00 per trash cart per residential connection or approximately \$2,918.00 per month. She stated that the automatic consumer price index increase scheduled for May, 2025 would be waived if the District accepted the proposal. She also noted that Best Trash can dispose any old trash containers that residents no longer need.

Following review and discussion, Director Farris moved to accept the proposal for 65-gallon trash carts for the District in the amount of \$2.00 per trash cart per residential connection. Director Peralta seconded the motion, which passed unanimously.

#### KINGS POINT HOMEOWNERS ASSOCIATION'S COMMUNITY FENCE IMPROVEMENT PROJECT

Ms. Milbauer stated members of the board of directors of the Kings Point Homeowners Association will attend the next Board meeting to discuss the perimeter fencing project.

#### 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 reported on legislative updates in connection with the use of temporary paper tags for vehicles.

The Board discussed installing license plate recognition cameras in the District and requested that ABHR coordinate with Flock Safety for attendance at the next meeting.

The Board then discussed a mailbox cluster on Ashdale Ln. that was removed due to damage from a vehicle.

#### MOWING AND DETENTION POND MAINTENANCE

Mr. Haynes reviewed a mowing and detention pond maintenance report, a copy of which is attached. He noted trash along the drainage channel is accumulating just outside the District's boundary.

Mr. Haynes reviewed a proposal from EA in the amount of \$15,013.82 to repair the outfall pipe and area of erosion located at the northwest corner of the detention basin.

Following review and discussion, Director Estick moved to approve the proposal in the amount of \$15,013.82 to repair the outfall pipe and area of erosion. Director Peralta seconded the motion, which passed unanimously.

Director Henry joined the meeting.

#### RENEWAL OF DISTRICT'S INSURANCE POLICIES

The Board reviewed an insurance proposal from McDonald & Wessendorff Insurance in the amount of \$33,364.00. After review and discussion, Director Estick moved to approve the insurance proposal and direct the insurance proposal be filed appropriately and retained in the District's official records. Director Ali seconded the motion, which passed unanimously.

#### FINANCIAL AND BOOKKEEPING MATTERS

Mr. Davis reviewed the bookkeeper's report, including the District's monthly bills. 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.

#### TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Goin reviewed the monthly tax assessor/collector's report for March, 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 Henry moved to approve the tax assessor/collector's report and payment of tax bills. Director Peralta seconded the motion, which passed unanimously.

#### OPERATION OF DISTRICT FACILITIES

Ms. Steadman reviewed 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 99.35%.

Ms. Steadman reviewed the InfraSMART (Scheduled Maintenance Asset Reliability Tracker) report, a copy of which is attached to the operator's report. She stated the InfraSMART report tracks the maintenance performed and to be performed on the District's facilities based on manufacturer's guidelines.

Ms. Steadman reviewed a proposal from Rage Industrial Solutions LLC in the amount of \$10,500.00 to replace the auto screen gearbox at the Wastewater Treatment Plant. She noted this amount does not include Inframark's standard markup.

Ms. Steadman reviewed the annual report on the District's Identity Theft Prevention Program, a copy of which is included in the operator's report. She stated that the annual report indicates no significant incidents of identity theft detection and recommended no changes to the program at this time.

Ms. Steadman requested Board authorization to send one uncollectible account totaling \$75.59 to a collection agency, and to write off three accounts totaling \$16.72.

The Board discussed amending the District's Rate Order to increase the sewer rate for single-family users by \$2.00 for the additional cost of the trash carts, to remove the certificate of mailing requirement, and to add a provision for no proration of the minimum monthly charge, as recommended by the District's operator.

The Board discussed a potential water leak along Old Richmond Rd. and requested that Inframark check on the customer's usage. The Board then discussed the quality of surface water.

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) approve the proposal from Rage Industrial Solutions LLC in the amount of \$10,500.00 plus Inframark's standard markup to replace the auto screen gearbox at the Wastewater Treatment Plant; (3) authorize the operator to send one uncollectible account totaling \$75.59 to a collection agency, and to write off three accounts totaling \$16.72; (4) amend the District's Rate Order as discussed effective May 1, 2025, and direct that it be filed appropriately and retained in the District's official records; 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, 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. Discussion ensued regarding expense reimbursement and testing equipment and service lines to determine what will need to be replaced to accept surface water.

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 reviewed and recommended approval of Pay Estimate No. 1 in the amount of \$38,960.32, payable to Specialized Maintenance Services, Inc.

Mr. Vogler reported that Ezee Fiber will be installing fiber optic cables in the Keegans Wood subdivision. Discussion ensued.

Following review and discussion, Director Peralta moved to (1) approve the engineer's report; and (2) approve Pay Estimate No. 1 in the amount of \$38,960.32 for the Storm Sewer Televising project in Keegans Wood Sections 1-3, Oakbend Forest Section 1, and Sugarfield Sections 1 and 2, based on the engineer's recommendation. 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 ("KINGSBRIDGE"), WEST KEEGANS BAYOU IMPROVEMENT DISTRICT ("WEST KEEGANS"), WEST HARRIS COUNTY REGIONAL WATER AUTHORITY ("WHCRWA"), AND REGIONAL MUNICIPAL MEETING MATTERS

Director Estick and Mr. Peters reported on Kingsbridge matters.

DISCUSS REGULAR MEETING DATE AND TIME

The Board concurred to hold the next Board meeting at the offices of V&S on Friday, May 2, 2025, at 11:30 a.m.

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

(SEAL)



  
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Secretary, Board of Directors

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