

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

May 2, 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 2<sup>nd</sup> day of May, 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. Director Farris participated by videoconference.

Also attending the meeting in person or by videoconference were Tanya Ellerbee, Kris Etoama and Gary Speer, members of the Board of Kingspoint Homeowners Association, Inc. ("Kingspoint HOA"); Christie Leighton of Best Trash, LLC ("Best Trash"); Sgt. Mike Patterson of OnSite Protection, LLC; Houston Whatley of Flock Safety; Ryan Haynes of Environmental Allies; Jimm Davis of Myrtle Cruz, Inc.; Shammarie Leon of Bob Leared Interests; Michelle 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 and David Henry, 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 April 4, 2025, regular meeting. Following review and discussion, Director Estick moved to approve the minutes of the April 4, 2025, regular meeting as presented. Director Henry 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. She updated the Board on the new trash cart distribution to residents.

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

Mr. Speer updated the Board on the completion of the first phase of Kingspoint HOA's fence improvement project.

Ms. Ellerbee presented and reviewed Kingspoint HOA's second phase of the perimeter fence improvement project (the "Project"). Ms. Ellerbee reported the signed easement agreements with homeowners for the fence placement have been obtained, copies of which have been provided to ABHR. She then reviewed proposals obtained from fencing contractors to replace the perimeter fence for the Project. Ms. Ellerbee requested that the District contribute \$15,918.12 toward the Project. Discussion ensued regarding the construction timeline and ongoing maintenance and repairs to the fence.

Ms. Milbauer then reviewed the policy for contributions to homeowner associations for fence projects (the "Policy") previously adopted by the Board. She stated Kingspoint HOA will contribute at least sixty-five percent (65%) of the funds needed to construct the Project and must meet all conditions listed in the Policy before funds will be advanced by the District.

Discussion ensued regarding entering into a letter agreement with Kingspoint HOA for the Project.

Following review and discussion, Director Henry moved to authorize the contribution in the amount of \$15,918.12 for the Project and approve the letter agreement, subject to finalization. Director Peralta seconded the motion, which passed unanimously.

## 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 abandoned vehicles, over-sized truck parking, and contacting Harris County Commissioner Precinct 4's office to request no parking sign installation. Sgt. Patterson stated no parking signs must be present throughout the community in order to issue parking violations.

## LPR CAMERA SYSTEMS

Mr. Whatley discussed Flock Safety cameras and license plate and vehicle recognition technology software that obtain vehicle information in real time. He then discussed the process for installing the cameras, the interior and exterior recommended locations for strategic camera placement, ongoing camera maintenance and replacement (including updates and upgrades), the costs for camera purchase and installation, and annual subscription fees. Mr. Whatley then responded to questions from the Board and the District's consultants. Ms. Milbauer discussed partnering with local law enforcement to be the only authorized end user responsible for extracting footage from the Flock Safety camera system. The Board requested that Mr. Whatley review the map of the District and present additional information for recommended camera placement and a cost proposal for the Board's review 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. He reported there are unauthorized vehicles parking along the drainage channel. Mr. Haynes also noted trash and fence debris is accumulating along the drainage channel outside the District's boundary.

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

The Board discussed Director expenses for the upcoming AWBD summer conference. The Board concurred to approve reimbursement of no more than four per diems, three nights of hotel stay, and reasonable meals for Directors attending the AWBD summer conference, all in accordance with the District's Travel Reimbursement Guidelines.

## 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 Estick 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. Leon reviewed the monthly tax assessor/collector's report for April, 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 then reviewed a report from Perdue, Brandon, Fielder, Collins & Mott, L.L.P., a copy of which is attached to the tax assessor/collector's report, regarding the status of the District's delinquent tax collections.

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

## EMERGENCY PREPAREDNESS FOR 2025 STORM SEASON, INCLUDING REVIEW AND UPDATE OF DISTRICT'S INFORMATION AND CONTACTS

Ms. Milbauer reviewed the District's information and contacts directory and requested that the Board and consultants review and confirm the accuracy of all contact information for emergency preparedness for the 2025 storm season.

## 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 1,485 water connections and the percentage of water billed versus water produced for the previous billing cycle was 104.13%. Ms. Steadman reviewed the InfraSMART (Scheduled Maintenance Asset Reliability Tracker) report, a copy of which is attached to the operator's report.

Ms. Steadman reviewed a proposal from PS Mechanical & Equipment LLC ("PS Mechanical") in the amount of \$7,500.00 to replace the bearings on blower no. 3 at the Wastewater Treatment Plant. She noted this amount does not include Inframark's standard markup.

Ms. Steadman reviewed the Consumer Confidence Report ("CCR"), a copy of which is included in the operator's report, regarding the quality of the District's water and stated that it will be filed with the Texas Commission on Environmental Quality ("TCEQ") and distributed to the District's residents by July 1, 2025. Discussion ensued regarding contaminant testing and monitoring.

Ms. Steadman requested Board authorization to send five uncollectible accounts totaling \$2,109.11 to a collection agency, and to write off one account totaling \$3.30.

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 Peralta moved to (1) approve the operator's report; (2) approve the proposal from PS Mechanical in the amount of \$7,500.00 plus Inframark's standard markup to replace the bearings on blower no. 3 at the Wastewater Treatment Plant; (3) approve the CCR and authorize it to be filed with the TCEQ and distributed to the District's residents, and direct that it be filed appropriately and retained in the District's official records; (4) authorize the operator to send five uncollectible accounts totaling \$2,109.11 to a collection agency, and to write off one account totaling \$3.30; 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 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 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 reviewing the videos in order to prepare a cost estimate for any needed repairs.

The Board discussed coordinating with Ezee Fiber on the installation of fiber optic cables in the Keegans Wood subdivision. Ms. Steadman stated Inframark has procedures in place to handle damage to the District's facilities caused by the fiber optic cable installation.

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

#### 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

Ms. Milbauer and Mr. Vogler discussed a request from West Keegans for the District to consider adopting a resolution in support of certain mobility projects. The Board then reviewed the Resolution Regarding Gaines Road and Clodine Road Improvements (the "Resolution"). Discussion ensued. Following review and discussion, Director Farris moved to take no action on the Resolution. Director Estick seconded the motion, which passed unanimously.

The Board discussed organizing a community event with residents within the District to discuss water conservation and education.

DISCUSS REGULAR MEETING DATE AND TIME

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

Garbage and recycling collection report.....	2
Security report.....	2
Mowing and detention pond maintenance report.....	3
Bookkeeper's report.....	3
Tax assessor/collector's report .....	4
Operator's report.....	4
Engineer's report.....	5