

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

June 6, 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 6th day of June, 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:

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| 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 in person or by teleconference were Sgt. Mike Patterson of OnSite Protection, LLC; Ryan Haynes of Environmental Allies; Jackie Noyola 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, Moni Mansour, Rusty Cook and Jeremiah Henry, residents of the District; Joyce McCreadie and Miriam Beck of Keegans Wood Homeowners’ Association; and Brooke Milbauer and Kathryn Easey of Allen Boone Humphries Robinson, LLP.

MINUTES

The Board considered approving the minutes of the May 2, 2025, regular meeting. Following review and discussion, Director Estick moved to approve the minutes of the May 2, 2025, regular meeting as presented. Director Peralta seconded the motion, which passed by a vote of 4 to 0, with Director Henry being absent at the time of voting.

PUBLIC COMMENTS

Ms. McCreadie reported that Keegans Wood Homeowners’ Association has received requests for support from West Keegans and other agencies to support West Keegans Bayou trail and bridge projects.

Mr. Cook reported that the mailbox cluster on Ashton Creek has been broken into on multiple occasions. He then requested that Best Trash be instructed not to dispose of residents' personal trash cans. Mr. Cook also reported on an attempted break in at his neighbor's home.

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.

Director Farris noted that Best Trash has been instructed not to pick up residents' trash cans.

KINGS POINT HOMEOWNERS ASSOCIATION'S COMMUNITY FENCE IMPROVEMENT PROJECT

Ms. Milbauer updated the Board on the status of the letter agreement with Kingspoint HOA for the second phase of the perimeter fence improvement project (the "Project"). She stated the Kingspoint HOA has signed the letter agreement and the check is being presented for approval under the bookkeeper's report. Following review and discussion, Director Peralta moved to authorize the Board president to sign the letter agreement and direct that the letter agreement be filed appropriately and retained in the District's official records. Director Estick seconded the motion, which passed by a vote of 4 to 0, with Director Henry being absent at the time of voting.

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.

LPR CAMERA SYSTEMS

The Board reviewed an order form from Flock Safety for the purchase and installation of Flock Safety cameras and the license plate and vehicle recognition technology platform subscription. Discussion ensued regarding corporate participation with local businesses and homeowner associations located within the District for the purchase of the Flock Safety cameras. The Board deferred action on this agenda item.

MOWING AND DETENTION POND MAINTENANCE

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

Director Henry joined the meeting.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Noyola 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. She 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.

The Board reviewed the District's budget and discussed the Flock Safety camera purchase and installation expenses.

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 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.

Ms. Goin reported that the District's 2025 preliminary assessed value is \$402,378,482.

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

AUTHORIZE DELINQUENT TAX ATTORNEY TO PROCEED WITH COLLECTION OF DELINQUENT TAXES

The Board considered authorizing the District's delinquent tax attorney, Perdue, Brandon, Fielder, and Collins & Mott, LLP ("Perdue"), to proceed with the collection of the 2024 delinquent tax accounts as of July 1, 2025. After discussion, Director Henry moved to authorize Perdue to proceed with the collection of delinquent taxes. Director Estick seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES

Mr. Davila reviewed 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 1,488 water

connections and the percentage of water billed versus water produced for the previous billing cycle was 101%.

Mr. Davila presented a proposal prepared by Inframark to either repair or replace the Booster Pump No. 4 motor at the Water Plant. A copy of the 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.

Following review and discussion, Director Peralta moved to (1) approve the operator's report; (2) approve the proposal from Inframark in the estimated amount of \$10,243.00, plus Inframark's standard markup, to replace the Booster Pump No. 4 motor at the Water Plant; 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 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 the report.

Mr. Vogler updated the Board regarding Harmony School's waterline extension project.

Mr. Vogler reviewed the plans and specifications and requested the Board authorize V&S to advertise for bids for the construction of the Wastewater Treatment Facility modifications.

Mr. Vogler updated the Board regarding the Kingspoint Sections 1-3 Sanitary Sewer Rehabilitation project. He reviewed and recommended approval of Pay Estimate No. 4 and Final in the amount of \$11,750.30, payable to Ram Rod Construction.

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 reviewed and recommended approval of Pay Estimate No. 2 in the amount of \$1,206.40, payable to Specialized Maintenance Services, Inc. ("SMS").

Mr. Vogler reviewed a cost estimate for storm sewer rehabilitation project within the District in the amount of \$190,730.00 and stated a repair exhibit will be prepared. He then requested the Board authorize V&S to advertise for bids for the storm sewer rehabilitation project.

Following review and discussion, Director Henry moved, based on the engineer's recommendation, to (1) approve the engineer's report; (2) approve the plans and specifications and authorize V&S to advertise for bids for the construction of the Wastewater Treatment Facility modifications; (3) approve Pay Estimate No. 4 and Final in the amount of \$11,750.30, payable to Ram Rod Construction, for the Kingspoint Sections 1-3 Sanitary Sewer Rehabilitation project; (4) approve Pay Estimate No. 2 in the amount of \$1,206.40, payable to SMS, for the Storm Sewer Televising project in Keegans Wood Sections 1-3, Oakbend Forest Section 1, and Sugarfield Sections 1 and 2; and (5) authorize V&S to advertise for bids for the storm sewer 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 ("KINGSBRIDGE"), WEST KEEGANS BAYOU IMPROVEMENT DISTRICT ("WEST KEEGANS"), WEST HARRIS COUNTY REGIONAL WATER AUTHORITY ("WHCRWA"), AND REGIONAL MUNICIPAL MEETING MATTERS

Director Henry reported on the Gulf Coast Water Conservation Symposium held in May.

Director Henry reported on a community educational event held by Fort Bend County Municipal Utility District No. 2. Discussion ensued regarding educating residents of storm water quality measures and non-flushable materials. Mr. Davila stated Inframark can prepare a flyer to be distributed to the residents.

DISCUSS REGULAR MEETING DATE AND TIME

The Board concurred to hold the next Board meeting at the offices of V&S on Friday, July 11, 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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