

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

July 11, 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 11th day of July, 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 except Director Farris, thus constituting a quorum.

Also attending the meeting were Sgt. Mike Patterson of the Fort Bend County Constable’s Office; Ryan Haynes of Environmental Allies; Mindy Selby of Myrtle Cruz, Inc.; Michelle Guerrero 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 David Henry, residents of the District; and Brooke Milbauer and Kathryn Easey of Allen Boone Humphries Robinson, LLP.

MINUTES

The Board considered approving the minutes of the June 6, 2025, regular meeting. Following review and discussion, Director Ali moved to approve the minutes of the June 6, 2025, regular meeting as presented. Director Peralta seconded the motion, which passed unanimously.

PUBLIC COMMENTS

There were no public comments.

GARBAGE COLLECTION AND RECYCLING MATTERS

The Board reviewed a report from Best Trash, LLC regarding garbage and recycling collection in the District, a copy of which is attached.

The Board then considered approving the Fourth Amendment to Residential Solid Waste Collection Contract (the "Amendment") with Best Trash, LLC for the new trash carts.

Following review and discussion, Director Henry moved to approve the Amendment and direct that the Amendment be filed appropriately and retained in the District's official records. Director Ali 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.

LPR CAMERA SYSTEMS

There was no discussion 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 noted that Harris County has cleaned up most of the debris along the drainage channel outside the District's boundary.

Mr. Haynes presented a proposal in the amount of \$3,433.00 to repair sink holes located at the north end of the drainage channel. The Board recommended reaching out to Harris County Flood Control to see if they will repair the sink holes. Mr. Haynes requested authorization to complete the repairs in the event Harris County Flood Control declines to make the repairs.

Mr. Haynes presented a proposal in the amount of \$13,517.83 for (1) debris removal and offsite disposal, (2) graffiti removal, and (3) tree trimming and disposal. Discussion ensued regarding the process for graffiti removal and the use of an anti-graffiti coating. Mr. Haynes noted power washing is the least expensive option for graffiti removal. He stated he will prepare a proposal for the anti-graffiti coating for the Board's review at the next meeting.

Following review and discussion, Director Henry moved to (1) approve the proposal in the amount of \$13,517.83 for (i) debris removal and offsite disposal, (ii) graffiti removal, and (iii) tree trimming and disposal; (2) approve the proposal in the amount of \$3,433.00 to repair sink holes, subject to Harris County Flood Control declining to make said repairs; and (3) direct that the proposals be filed appropriately

and retained in the District's official records. Director Estick seconded the motion, which passed unanimously.

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

The Board discussed the AWBD summer conference and approving reimbursement of eligible expenses to directors who were in attendance. The Board then considered authorizing attendance at the AWBD winter conference. The Board discussed authorizing the reimbursement of hotel expenses for directors attending the AWBD winter conference which will be held in Houston, Texas. After discussion, Director Peralta moved to (1) approve reimbursement of eligible expenses of Directors who attended the summer conference and authorize any interested Directors to attend the winter conference; and (2) authorize reimbursement of hotel expenses of Directors who may attend the winter conference. Director Henry seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Selby 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.

Ms. Selby presented and reviewed the proposed budget for the fiscal year end September 30, 2026, a copy of which is included in the bookkeeper's report. She requested that the Board and consultants review and provide comments on the proposed budget before the next meeting.

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. Guerrero reviewed the monthly tax assessor/collector's report for June, 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 Estick moved to approve the tax assessor/collector's report and payment of tax bills. Director Peralta seconded the motion, which passed unanimously.

ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2025 TAX YEAR

Ms. Milbauer discussed the “truth-in-taxation” property tax calculations and tax levy process for water districts and stated that Chapter 49 of the Texas Water Code establishes three main categories for water districts, based on a district’s development status and/or tax rate. She reviewed the definitions for each of the three categories and said the Board must annually determine the District’s category for that tax year and follow the associated notice and levy provisions in the Texas Water Code.

Discussion ensued regarding the District’s development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developed District for the 2025 tax year.

Following review and discussion, Director Henry moved to adopt a Resolution Regarding Development Status for 2025 Tax Year establishing the District as a Developed District for the 2025 tax year, pursuant to Section 49.23602, Texas Water Code, and direct that the Resolution be filed appropriately and retained in the District’s official records. 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 99.51%.

Mr. Davila reviewed one delinquent account totaling \$306.89 deemed uncollectible by the operator, and recommended the account be submitted to the collection agency.

Mr. Davila reviewed two billing inserts with the Board to discourage residents from flushing wipes and other materials down the toilet. He stated one insert can be sent out with the billing statements and the other can be sent out by text message to residents. The Board recommended updates to the “Why You Should Not Flush Wipes” insert. He stated a revised insert will be provided for review prior to distribution.

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 Estick moved to (1) approve the operator's report; (2) authorize Inframark to turn over to collections the account totaling \$306.89; (3) authorize Inframark to distribute the "Why You Should Not Flush Wipes" billing insert, as discussed; and (4) 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 the report.

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

Mr. Vogler updated the Board on the status of the construction of the Wastewater Treatment Facility modifications. He noted the modifications will require more chemicals and recommended increasing the expense line item in the proposed budget accordingly.

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 the televising of the storm sewer is complete, but he is awaiting the manhole and inlet videos.

Mr. Vogler discussed EZ Fiber's installation of fiber optic cables within Keegans Wood.

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.

RESOLUTION NOMINATING CANDIDATE FOR BOARD OF DIRECTORS
ELECTION FOR FORT BEND CENTRAL APPRAISAL DISTRICT

Ms. Milbauer stated the Board has an opportunity to nominate a candidate for the Board of Directors election of the Fort Bend Central Appraisal District. The Board concurred to take no action on this agenda item.

RESOLUTION NOMINATING CANDIDATE FOR BOARD OF DIRECTORS
ELECTION FOR HARRIS CENTRAL APPRAISAL DISTRICT

Ms. Milbauer stated the Board has an opportunity to nominate a candidate for the Board of Directors election of the Harris Central Appraisal District. The Board concurred to take no action on this agenda item.

REPORT REGARDING LEGISLATIVE MATTERS

Ms. Milbauer reviewed ABHR's 2025 Capitol Report of the 89th Regular Session of the Texas Legislature. She summarized significant legislation applicable to municipal utility districts.

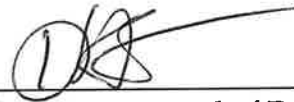
KINGSBRIDGE MUNICIPAL UTILITY DISTRICT ("KINGSBRIDGE"), WEST
KEEGANS BAYOU IMPROVEMENT DISTRICT ("WEST KEEGANS"), WEST HARRIS
COUNTY REGIONAL WATER AUTHORITY ("WHCRWA"), AND REGIONAL
MUNICIPAL MEETING MATTERS

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, August 1, 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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