

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

October 3, 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 3rd day of October, 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 Andrew Dunn and Alfred Segundo with On-Site Protection, LLC; Ryan Haynes of Environmental Allies; Mindy Selby of Myrtle Cruz, Inc.; Robin Goin of Bob Leared Interests; Missy Steadman and Randy Davila of Inframark, LLC ("Inframark"); Ryan Vogler of Vogler & Spencer Engineering, Inc. ("V&S"); Carl Peters of Kingsbridge Municipal Utility District ("Kingsbridge MUD"); Bertha Fair and Moni Mansour, residents of the District; Mike Emerson, a resident of Kingsbridge MUD; and Brooke Milbauer and Kathryn Easey of Allen Boone Humphries Robinson, LLP ("ABHR").

MINUTES

The Board considered approving the minutes of the September 5, 2025, regular meeting. Following review and discussion, Director Estick moved to approve the minutes of the September 5, 2025, regular meeting as presented. Director Ali seconded the motion, which passed by a vote of 4 to 0, with Director Henry being absent at the time of voting.

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.

SECURITY AND PATROL MATTERS

Mr. Dunn 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.

Mr. Emerson stated that the Teal Briar section of Kingsbridge MUD is experiencing crime in the evening hours. The Board encouraged Mr. Emerson to discuss this matter with Kingsbridge MUD.

Ms. Fair stated that Keegans Wood Homeowners' Association ("KWHOA") is requesting patrol services proposals. Discussion ensued regarding a potential cost sharing agreement between the District and the KWHOA for additional patrol services.

Director Henry joined the meeting.

Mr. Dunn stated the patrol officers are instructed to visit every street twice during a shift and to be stationary and visible only at entrances or high traffic areas.

LPR CAMERA SYSTEMS

Ms. Milbauer stated the Flock Safety Order Form and Master Services Agreement among Flock Group Inc., the District, and the Harris County Sheriff's Office are being finalized and will be forwarded to Director Farris for electronic signature.

MOWING AND DETENTION POND MAINTENANCE

Mr. Haynes reviewed a mowing and detention pond maintenance report, a copy of which is attached. He stated that the offsite debris located along the drainage channel outside the District's boundary has been removed. He also noted additional graffiti along the drainage channel. The Board requested that a proposal to remove the graffiti be presented for review at the next meeting.

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 noted hand-written check no. 2102 in the amount of \$224.95 payable to Director Henry for attending the West Harris County Regional Water Authority Board of Directors meeting held on September 10, 2025, is also being presented for approval, but is not included in her report.

Following review and discussion, Director Henry moved to approve the bookkeeper's report and the bills presented for payment, including the hand-written check in the amount of \$224.95 payable to Director Henry. Director Estick seconded the motion, which passed unanimously.

RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY

The Board conducted its annual review of the District's Investment Policy, and Ms. Milbauer stated that neither ABHR nor the bookkeeper have any recommended changes. After review and discussion, Director Peralta moved to adopt the Resolution Regarding Annual Review of Investment Policy and direct that the Resolution be filed appropriately and retained in the District's official records. Director Henry seconded the motion, which passed unanimously.

RESOLUTION ESTABLISHING AUTHORIZED DEPOSITORY INSTITUTIONS AND ADOPTING LIST OF QUALIFIED BROKER/DEALERS WITH WHOM THE DISTRICT MAY ENGAGE IN INVESTMENT TRANSACTIONS

Ms. Milbauer reviewed a Resolution Establishing Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions. She next reviewed a list of qualified broker/dealers provided by the District's bookkeeper, a copy of which is attached. After review and discussion, Director Peralta moved to adopt the Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Henry seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Goin reviewed the monthly tax assessor/collector's report for the prior month, 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.

CONDUCT PUBLIC HEARING REGARDING DISTRICT'S TAX RATE, ADOPT ORDER LEVYING TAXES, AND AUTHORIZE EXECUTION OF AMENDMENT TO INFORMATION FORM

Ms. Goin stated that notice was published of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2025 total tax rate of \$0.54.

The Board opened the public hearing. There being no comments from the public, the Board closed the public hearing.

Ms. Milbauer presented an Order Levying Taxes reflecting the proposed 2025 tax rate. She then presented an Amendment to Information Form reflecting the tax rate and stated that the Amendment will be filed with the Texas Commission on Environmental Quality ("TCEQ") and recorded in the Official Public Records of Harris County and Fort Bend County.

After review and discussion, Director Estick moved to (1) adopt the Order Levying Taxes reflecting a total 2025 tax rate of \$0.54 per \$100 of assessed valuation, comprised of \$0.27 to pay debt service on water, sewer, and drainage bonds, and \$0.27 for operations and maintenance; (2) approve the Amendment to Information Form and direct that it be filed with the TCEQ and the Official Public Records of Harris County and Fort Bend County; and (3) direct that the Order and Amendment be filed appropriately and retained in the District's official records. Director Henry 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 1,484 water connections and the percentage of water billed versus water produced for the previous billing cycle was 100.04%.

Mr. Davila reviewed a proposal to either repair or replace Blower Motor No. 1 at the Wastewater Treatment Plant. He recommended that the Board approve replacing the motor for an estimated cost of \$17,677.00.

Mr. Davila reviewed a proposal to replace the well motor at the Water Plant for an estimated cost of \$33,512.00. He noted the well motor has not been repaired since 2010 and that it is nearing the end of its useful life.

Mr. Davila reviewed a proposal from Magna Flow Environmental for an estimated cost of \$159,400.00 to isolate and bottom clean all basins in the Wastewater

Treatment Plant. Mr. Vogler noted that this will allow for the full inspection of the facilities to determine what repairs are needed and to budget for the related expenses.

Mr. Davila reviewed six delinquent accounts totaling \$2,786.98 deemed uncollectible by the operator, and recommended the accounts be submitted to the collection agency.

Mr. Davila 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 Henry moved to (1) approve the operator's report; (2) approve replacing Blower Motor No. 1 at the Wastewater Treatment Plant for an estimated cost of \$17,677.00; (3) approve replacing the well motor at the Water Plant for an estimated cost of \$33,512.00; (4) approve the proposal from Magna Flow Environmental for an estimated cost of \$159,400.00 to isolate and bottom clean all basins in the Wastewater Treatment Plant; (5) authorize Inframark to turn over to collections the accounts totaling \$2,786.98; and (6) 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 stated that bids were received for the construction of the Wastewater Treatment Facility modifications. He recommended that the Board award the contract to Civcon Group LLC ("Civcon") in the amount of \$498,500.00. The Board concurred that, in its judgment, Civcon is a responsible bidder who will be most advantageous to the District and will result in the best and most economical completion of the project.

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 and that he anticipates advertising for bids on October 10, 2025.

Following review and discussion, Director Henry moved to (1) approve the engineer's report; and (2) award the contract for the construction of the Wastewater Treatment Facility modifications to Civcon in the amount of \$498,500.00, based upon

the engineer's recommendation and receipt of the payment and performance bonds and the certificate(s) of insurance and endorsements, if any, provided by the contractor. Director Estick 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

There was no discussion on this agenda item.

DISCUSS NATIONAL NIGHT OUT AND ORGANIZING A COMMUNITY EVENT WITH RESIDENTS WITHIN THE DISTRICT TO DISCUSS WATER CONSERVATION AND EDUCATION

Director Henry stated that the National Night Out event would not take place this year due to issues with securing a location to hold the event. She then discussed potentially holding a water conservation event for residents in the District. Discussion ensued regarding preparing a budget for the event and holding the event at the Reginald Moore Park. Ms. Steadman stated she will research the costs for similar events held in other districts to use for planning purposes.

The Board considered authorizing attendance of Board members at the Association of Water Board Directors ("AWBD") Fall seminar to be held on Thursday, October 23, 2025. After discussion, Director Estick moved to authorize attendance of the Board members at the AWBD Fall seminar. Director Peralta seconded the motion, which passed unanimously.

DISCUSS REGULAR MEETING DATE AND TIME

The Board concurred to hold the next Board meeting at the offices of V&S on Friday, November 7, 2025, at 11:30 a.m.

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

(SEAL)



Asst.



Secretary, Board of Directors

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