

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

December 5, 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 5th day of December, 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 Sergeant Mike Patterson of the Fort Bend County Constable's Office; Ryan Haynes of Environmental Allies; Robin Goin of Bob Leared Interests; Randy Davila of Inframark, LLC ("Inframark"); Jeff Vogler of Vogler & Spencer Engineering, Inc. ("V&S"); Justin Klump and David Valdez of Storm Water Solutions LLC; Carl Peters of Kingsbridge Municipal Utility District; Bertha Fair and Moni Mansour, 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 November 7, 2025, regular meeting. Following review and discussion, Director Estick moved to approve the minutes of the November 7, 2025, regular meeting as presented. Director Peralta seconded the motion, which passed by a vote of 3 to 0, with Directors Henry and Ali being absent at the time of voting.

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

Sergeant 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.

UPDATE ON LPR CAMERA SYSTEMS INSTALLATION

Ms. Milbauer updated the Board on the status of the LPR camera systems installation. She reviewed a letter from the District to Harris County that will be included with the permit application being submitted by Flock Safety for the installation of eight cameras within the Harris County right of way.

Director Ali joined the meeting.

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 the basin was holding water and the drainage channel appeared to be full. He stated there may have been a temporary blockage, but it is gone now and the water is draining properly.

Mr. Haynes reported there is additional dumping of debris outside of the District's boundaries.

Mr. Haynes stated he will prepare a proposal for graffiti removal for the next meeting.

Mr. Haynes reported that a resident left tree debris along the drainage channel at 9726 Kingsville Park Dr. and requested guidance from the Board on next steps. Ms. Milbauer stated she will prepare and send a notice of violation to the homeowner and request the debris be removed.

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

Ms. Milbauer discussed Director expenses for the upcoming AWBD winter conference to include reimbursement of no more than three per diems, two nights of hotel stay, and reasonable meals for Directors attending the AWBD winter conference, all in accordance with the District's Travel Reimbursement Guidelines.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Milbauer reviewed with the Board the bookkeeper's report prepared by Myrtle Cruz, Inc. A copy of the bookkeeper's report, including a list of the bills approved for payment, is attached. The Board 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 Peralta seconded the motion, which passed by a vote of 4 to 0, with Director Henry being absent at the time of voting.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Director Henry joined the meeting.

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. The Board requested that Inframark investigate a delinquent account to determine why utility service was restored. Following review and discussion, Director Henry moved to approve the tax assessor/collector's report and payment of the tax bills. Director Ali 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 1,487 water connections and the percentage of water billed versus water produced for the previous billing cycle was 99.58%.

Mr. Davila updated the Board on the Wastewater Treatment Plant Basin Cleaning project.

Mr. Davila reviewed a Noncompliance Notification to the Texas Commission on Environmental Quality, and he discussed the cause of the issue and corrective actions taken. A copy of the notification is attached to the operator's report.

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. Mr. Davila noted that customers who appear on the delinquent list as a result of the new autopay platform and who have good payment history will not be terminated and will have fees and penalties waived.

Mr. Davila then distributed and reviewed the annual consumer price index ("CPI") adjustments to the Professional Services Agreement with Inframark. A copy of the CPI adjustment is attached to the operator's report. He reported that the CPI reflects Inframark's rates will increase by 4.75%. Mr. Davila stated that Rate Order change recommendations will be presented at the next meeting.

Following review and discussion, Director Henry moved to (1) approve the operator's report; and (2) authorize termination of delinquent accounts in accordance with the District's Rate Order and as discussed above, 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 reported that the West Harris County Regional Water Authority has revised their meter detail and it will now fit within the District's Water Plant site.

Mr. Vogler updated the Board on the status of construction on Belknap Road. He stated the bridge construction is anticipated to be complete in February 2026, and that the District will then be able to construct the water line to serve Harmony School.

Mr. Vogler updated the Board regarding the Wastewater Treatment Facility modifications and the Storm Sewer Rehabilitation project.

Mr. Vogler discussed the West Keegans Bayou Improvement District Channel Rehabilitation. He stated V&S is investigating to determine if the District's outfalls have any deficiencies that need to be addressed and will discuss those findings with the Board at a future meeting.

Mr. Vogler reviewed an updated Professional Services Agreement (the "Agreement") between the District and V&S and responded to questions from the Board.

Following review and discussion, Director Henry moved to (1) approve the engineer's report; and (2) approve the Agreement and direct that the Agreement be filed appropriately and retained in the District's official records. Director Peralta seconded the motion, which passed unanimously.

ANNEXATION MATTERS

There was no discussion on this agenda item.

STORM WATER MANAGEMENT PLAN

Mr. Klump updated the Board on the District's Stormwater Management Program ("SWMP"). He distributed and reviewed the year 7 annual report for the SWMP and a summary of the year 7 training and goals under the SWMP, copies of which are attached. Mr. Klump began his training session with the Board and other consultants. The topic of the year 7 training was stormwater pollution prevention, minimum control measures, and bacteria-specific elements.

Mr. Klump discussed the reporting requirements to close out year 7 under the 2019 permit term and year 1 under the 2024 permit term.

Following review and discussion, Director Estick moved to approve the year 7 annual report for the SWMP. Director Peralta seconded the motion, which passed unanimously.

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

There was no discussion on this agenda item.

EMINENT DOMAIN REPORT

Ms. Milbauer reported that ABHR will file the District's Eminent Domain Authority Annual Report with the Comptroller of the State of Texas.

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

The Board discussed organizing a community event with residents to discuss water conservation and education. The Board requested that Director Henry formulate a plan and present it with a proposed budget for discussion at the next meeting.

Director Farris reported that customcruisewear.com has designed a new logo for the District if any of the directors are interested in purchasing a shirt with the new logo. She stated orders can be submitted and paid for online with direct delivery. Director Farris noted the District will not reimburse directors for shirt purchases.

DISCUSS REGULAR MEETING DATE AND TIME

The Board concurred to hold the next Board meeting at the offices of V&S on Friday, January 9, 2026, at 11:30 a.m.

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

(SEAL)




Secretary, Board of Directors

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