

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

February 6, 2026

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 February, 2026, 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; Jimm Davis of Myrtle Cruz, Inc. ("MCI"); Patty Rodriguez of Bob Leared Interests; Randy Davila of Inframark, LLC ("Inframark"); Ryan Vogler of Vogler & Spencer Engineering, Inc. ("V&S"); Justin Klump of Storm Water Solutions LLC; Carl Peters of Kingsbridge Municipal Utility District; Moni Mansour and Bertha Fair, 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 January 9, 2026, regular meeting. Following review and discussion, Director Estick moved to approve the minutes of the January 9, 2026, 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

There was no discussion on this agenda item.

2026 DIRECTORS ELECTION

Ms. Milbauer reviewed an Order Calling Directors Election. Ms. Milbauer discussed the Notice of Election and noted that the notice will be required to be posted

or published and provided to the County Clerks and Voter Registrars of Fort Bend County and Harris County if the District holds a Directors Election.

Following review and discussion, Director Peralta moved to (1) adopt the Order Calling Directors Election and direct that the Order be filed appropriately and retained in the District's official records; and (2) authorize the Secretary's agent to post or publish and provide to the County Clerks and Voter Registrars the Notice of Election, if required, and to direct that the Notice of Election 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.

GARBAGE COLLECTION AND RECYCLING MATTERS

There was no discussion on this agenda item.

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.

MOWING AND DETENTION POND MAINTENANCE

Mr. Haynes reviewed a mowing and detention pond maintenance report, a copy of which is attached.

Mr. Haynes reported that the tree debris and graffiti have been removed and the sinkhole repairs are ongoing. He also updated the Board on the status of the homeless encampment.

Mr. Haynes stated the maintenance budget has been revised to include bi-annual inspections of the District's outfall pipes into the West Keegans' drainage channel at no additional cost to the District. A copy of the revised maintenance budget is attached to the mowing and detention pond maintenance report.

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

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

Director Henry joined the meeting.

The Board discussed payment of per diems for directors who attended the AWBD winter conference. After review and discussion, Director Peralta moved to approve reimbursement of the AWBD winter conference expenses and payment of per diems and to authorize attendance of the Board members at the AWBD summer conference. Director Henry seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Mr. Davis presented and reviewed the bookkeeper's report, including the District's monthly bills, for the Board's consideration. A copy of the bookkeeper's report 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.

Mr. Davis discussed a proposal to amend the Agreement for Bookkeeping Services between the District and MCI. Discussion ensued regarding the rate increase and its effect on the District's annual budget. The Board requested that MCI consider reducing the rate increase for the current fiscal year and including the difference as a rate increase in the following fiscal year. Mr. Davis requested that an item be placed on the agenda for further discussion at 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. Rodriguez 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.

Ms. Rodriguez reviewed a request from a taxpayer for an installment payment plan for 2025 taxes due. She noted the taxpayer is currently on a payment plan for 2024 taxes due and all payments have been made in a timely manner as agreed. Ms. Rodriguez recommended approval of the payment plan for 2025 taxes due.

Following review and discussion, Director Henry moved to (1) approve the tax assessor/collector's report and payment of the tax bills; and (2) approve the taxpayer's

request for a payment plan for 2025 taxes due, as recommended by the tax assessor/collector. Director Peralta seconded the motion, which passed unanimously.

RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

The Board discussed tax exemptions and reviewed a Resolution Concerning Exemptions from Taxation, reflecting that the Board of Directors rejects a general residential homestead exemption and grants a \$10,000.00 exemption for persons who are disabled or sixty-five years of age or older. Following review and discussion, Director Estick moved to adopt the Resolution Concerning Exemptions from Taxation and direct that the Resolution be filed appropriately and retained in the District's official records. Director Peralta seconded the motion, which passed unanimously.

ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2026 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 2026 tax year.

Following review and discussion, Director Henry moved to adopt a Resolution Regarding Development Status for 2026 Tax Year establishing the District as a Developed District for the 2026 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 1,487 water connections and the percentage of water billed versus water produced for the previous billing cycle was 102.86%.

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.

Following review and discussion, Director Heny moved to (1) approve the operator's report; and (2) 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 on the status of construction on Belknap Road. He stated the bridge construction is anticipated to be complete in April 2026. He stated that Harmony School will extend the water lines up to the bridge in anticipation of the bridge being completed in April.

Mr. Vogler updated the Board regarding the Wastewater Treatment Facility modifications. He reviewed and recommended approval of Pay Estimate No. 1 in the amount of \$47,475.00 and Pay Estimate No. 2 in the amount of \$104,175.00, payable to Civcon Group, LLC ("Civcon").

Mr. Vogler updated the Board regarding the Aeration Basin Cleaning and Inspections project. He stated a report outlining the findings of the inspection is attached to the engineer's report for the Board's review.

Mr. Vogler reported the West Keegans Bayou Improvement District ("West Keegans") is proceeding with desilting the West Keegans' drainage channel within the District. He stated Inframark is repairing one of the outfalls that discharges into the channel. He also noted that the channel slopes located within the District are working as designed.

Mr. Vogler requested authorization to submit the District's discharge permit renewal application.

Following review and discussion and based on the engineer's recommendation, Director Peralta moved to (1) approve the engineer's report; (2) approve Pay Estimate No. 1 in the amount of \$47,475.00 and Pay Estimate No. 2 in the

amount of \$104,175.00, payable to Civcon, for the Wastewater Treatment Facility modifications; and (3) authorize execution and submittal of the discharge permit renewal application. Director Henry 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 1 annual report for the SWMP and a summary of the year 1 training and goals under the SWMP, copies of which are attached. He presented a utility bill insert regarding small action, big impact solutions to help our waterways, a copy of which is also attached. He then presented a 2026 Stormwater Survey to be posted on cleanbayous.org and made available to the District's residents via that website. A copy of the 2026 Stormwater Survey is also attached.

Mr. Klump began his training session with the Board and other consultants. The topic of the year 1 training was stormwater pollution prevention, the minimum control measures, and bacteria-specific elements. Mr. Klump explained the importance of keeping household hazardous waste, pet waste, and yard waste out of the storm sewers to prevent adding to bacterial impairment. He then continued with the training, thoroughly explaining the sources of bacteria, and outlining the program elements of the SWMP that deal with these sources.

The Board discussed changes to be made to the utility bill insert.

Following discussion, Director Estick moved to approve the year 1 annual report and the utility bill insert, as amended. Director Peralta seconded the motion, which passed unanimously.

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

There was no discussion on this agenda item.

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

Director Henry updated the Board on the community event with residents to discuss water conservation and education which will be held on Saturday, March 28, 2026, from 11:00 a.m. to 3:00 p.m. The Board discussed advertising the event via text

alerts and by posting flyers throughout the District. The Board concurred to translate the event flyer into Spanish, Chinese and Vietnamese.

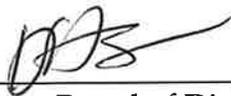
DISCUSS REGULAR MEETING DATE AND TIME

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

LIST OF ATTACHMENTS TO MINUTES

	Minutes <u>Page</u>
Security report	2
Mowing and detention pond maintenance report.....	2
Bookkeeper’s report.....	3
Tax assessor/collector’s report	3
Operator’s report.....	4
Engineer’s report.....	5
SWMP Year 1 training and goals, public education flyer, and 2026 Stormwater Survey	6