

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

BOARD MEETING MINUTES

February 22, 2024

DIRECTORS PRESENT: Julie Gilmer, Tim Goodman, Betty Brown, Tom Vandever, and Karl Sakocius

DIRECTORS ABSENT: None

OTHERS PRESENT: River Plantation Residents Denise Horner, Dee Judge, Georgeann Woodring, Kathleen Beck-Duffy, Mark Denham, Bruce Freeman, James, Baldrige, Cody Carden, Mark Eyring, District Auditor, Tiffany Loggins Carden, District Bookkeeper, and Mario Garcia, District Operator.

OTHERS PRESENT BY MICROSOFT TEAMS:

J. Davis Bonham, Jr., District Attorney
Austin T. Reed, District Attorney
Paul Radich of the Radich Law Firm
Taylor Reed, District Engineer

FIRST ORDER: CONFIRM MINUTES OF THE BOARD OF DIRECTORS MEETING HELD ON FEBRUARY 1, 2024

The Board considered the February 1, 2024 meeting minutes. Upon motion by Director Brown, seconded by Director Goodman and unanimously carried, the Board approved the minutes of the February 1, 2024 meeting as presented.

SECOND ORDER: RECEIVE COMMENTS FROM THE PUBLIC

The Board received public comments regarding fencing clearance around District facilities, consultant billing, project bidding requirements, and wastewater treatment plant upgrades, all of which the Board and its consultants addressed in turn.

THIRD ORDER: FIRE STATION LOCATION

The Board noted that it will discuss the proposed fire station location and lease contract in executive session pursuant to Tex. Gov't Code § 551.072.

FOURTH ORDER: FINANCIAL AND BOOKKEEPING MATTERS

The Board recognized Tiffany Carden, who reviewed the bookkeeper's report in detail. The Board reviewed the tax assessor-collector's report in detail. The Board reviewed the investment report in detail. The Board then considered the payment of District bills. Upon motion made by Director Brown, seconded by Director Goodman and unanimously carried, the Board approved each of the bookkeeper's report, the tax assessor-collector's report, the investment report, and payment of District bills.

FIFTH ORDER: ORDER LEVYING ADDITIONAL PENALTY FOR DELINQUENT TAXES

The Board recognized Davis Bonham, the District's attorney, who advised the Board regarding the Order Levying Additional Penalty for Delinquent Taxes, noting the 20% penalty to attach to business personal property on April 1 and to real property on July 1, in each case to defray the costs of collection and to pay the delinquent tax attorneys. Upon motion made by Director Brown, seconded by Director Vandever and unanimously carried, the Board approved the Order.

SIXTH ORDER: RESOLUTION AFFIRMING IDENTITY THEFT PREVENTION PROGRAM

Davis Bonham then advised the Board regarding the Resolution Affirming Identity Theft Prevention Program, noting that FTC regulations require the program's annual review. The operator noted that no red flag incidents have occurred and recommended no changes. Upon motion made by Director Brown, seconded by Director Vandever and unanimously carried, the Board approved the Resolution and program.

SEVENTH ORDER: PARK RULES; PENALTY FOR OPERATION OF PROHIBITED MOTOR VEHICLE

Davis Bonham advised the Board regarding draft changes to the park rules and a schedule of minimum penalties, each for the Board's consideration. The Board then discussed attorney's fees with respect to penalty collection. Further, the Board discussed whether to ban golfing on the park grounds. Finally, Director Vandever presented a proposal for signage in the District which would connect viewers to the most recent rules via QR code. Upon motion made by Director Vandever, seconded by Director Goodman and unanimously carried, the Board approved the revision of the park rules to prohibit playing golf and hitting golf balls within the park. Further, upon motion made by Director Brown, seconded by Director Goodman, the Board approved the proposal for signage to connect viewers to the most recent rules via QR code. The Board noted the park rules will remain on the agenda for next month.

EIGHTH ORDER: OPERATOR'S REPORT

The Board recognized Mario Garcia who presented the operator's report. The Board reviewed maintenance and repairs performed during the prior month in detail. The District maintained 977 connections and accounted for 95% of water produced. Upon motion made by Director Vandever, seconded by Director Brown and unanimously carried, the Board approved the operator's report as presented.

NINTH ORDER: ENGINEER'S REPORT AND PARK MAINTENANCE MATTERS

The Board recognized Taylor Reed who presented the engineer's report. The engineer advised the Board regarding permit renewals, reports, and the storm water quality management plan, noting that the plan will be updated this year.

Regarding District joint projects, the Engineer noted that the East Ditch FEMA work remains under review with FEMA. The engineer is working on finishing the Wastewater Treatment Plant Rehabilitation and Electrical Upgrades plan set. The engineer presented a cost estimate to remove and replace a pipe in Holly Springs to alleviate the drainage issue while the East Plantation Utility District engineer is conducting an in-depth drainage analysis.

Regarding District projects, the engineer has identified three areas that become inundated during rain events and will report findings shortly. Bids for the Sanitary Sewer Rehabilitation Phase 2 will be presented in March, and plans for the Sanitary Sewer Manhole Rehabilitation Phase 1 are nearly finished.

Regarding Charleston Park, the engineer is awaiting a maintenance proposal from the contractor for the irrigation system, and presented two proposals for surveying the sprinkler heads and for surveying the trees, which the Board then discussed.

The engineer then presented Change Order No. 2 in the amount of \$252,515.00 for the Storm Sewer Phase 1 Rehabilitation for performing pipe in place lining several areas where conditions exist that are not accessible for remove and replace, as originally prescribed.

The 10-year CIP is under review by the District's financial adviser.

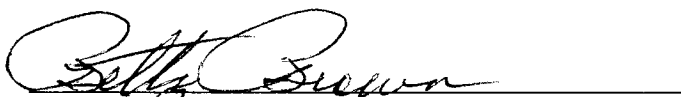
After review and discussion, upon motion made by Director Brown, seconded by Director Goodman and unanimously carried, the Board approved the engineer's report and those action items presented therein.

TENTH ORDER: PENDING BUSINESS

The Board discussed the candidates' forum, noting potential dates for the event.

ELEVENTH ORDER: EXECUTIVE SESSION

The Board entered an executive session at 7:44 p.m. The Board exited the executive session at 8:20 p.m.


Betty Brown
Secretary

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

NOTICE OF PUBLIC MEETING


Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **610 River Plantation Drive, Conroe, Texas 77302.**

The meeting will be held at **6:30 p.m. on Thursday, February 22, 2024.**

The subject of the meeting is to consider and act on the following:

1. Minutes of the meeting of Board of Director(s)
2. Receive comments from the Public
3. Fire Station Location
4. Financial and bookkeeping matters including:
 - a. Bookkeeper's report
 - b. Tax Assessor-Collectors' report
 - c. Review of investments
 - d. Payment of District bills
5. Order Levying Additional Penalty for Delinquent Taxes
6. Resolution Affirming Identity Theft Prevention Program
7. Park Rules; Penalty for Operation of Prohibited Motor Vehicle
8. Park maintenance matters
9. Operator's Report
10. Engineer's Report
11. Executive (closed) Session Pursuant to Texas Government Code §§ 551.071, 551.072, and 551.076 as necessary
12. Pending business





J. Davis Bonham, Jr., Attorney for the District