

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

BOARD MEETING MINUTES

February 24, 2022

DIRECTORS PRESENT: Julie Gilmer, Tim Goodman, Mark Robin, and Tom Vandever

DIRECTORS ABSENT: Gerard Smith

OTHERS PRESENT: Taylor Reed, District Engineer; Richard Ramirez, District Manager; Carol Morrison and Kaye Trenary of MAC; Travis Dillard of Lone Star Disc

OTHERS PRESENT BY MICROSOFT TEAMS:

J. Davis Bonham, Jr., District Attorney
Paul Radich, District Attorney
Loren Morales, RBC Capital Markets

FIRST ORDER: CONFIRM MINUTES OF THE BOARD OF DIRECTORS MEETING HELD ON JANUARY 27, 2022 AND FEBRUARY 4, 2022

The Board discussed the January 27, 2022 and February 4, 2022 meeting minutes. After discussion, upon motion by Director Vandever, seconded by Director Goodman and unanimously carried, the Board approved the minutes of January 27, 2022 and February 4, 2022.

SECOND ORDER: PRESENTATION FROM LONE STAR DISC

The Board recognized Travis Dillard of Lone Star Disc. Mr. Dillard addressed the Board regarding the proposed installation of disc golf improvements within the District's park facilities. Mr. Dillard informed the Board that he has not yet prepared a layout of the proposed improvements. The Board discussed the potential public use and noted that the improvements would be installed and maintained at no cost to the District. The Board agreed that the matter is not ready for formal consideration and agreed to consider the matter further at a future meeting.

THIRD ORDER: RECEIVE COMMENTS FROM THE PUBLIC

The Board recognized Dee Judge who addressed the Board. Mrs. Judge expressed concern regarding the actions of Director Smith. The Board then recognized Seth McIntyre who addressed the Board regarding the recent failure of both his sanitary sewer service line and a portion of the District's sanitary sewer line downstream. Mr. McIntyre informed the Board that he experienced damage to his home. The Board requested additional time to investigate the matter further and will follow up with Mr. McIntyre. The Board then recognized Karl Sakocius who addressed the Board regarding potential park improvements.

FOURTH ORDER: STATUS OF SALE OF \$1,675,000 UNLIMITED TAX PARK BONDS, SERIES 2022; AMENDMENT TO STATEMENT OF DIRECTORS

The Board recognized Loren Morales and Davis Bonham who addressed the Board regarding the successful closing of the sale of the District's park bonds. The Board then considered the Amendment to Statement of Directors. Upon motion by Director Goodman, seconded by Director Vandever the Board approved the Amendment to Statement of Directors.

FIFTH ORDER: SETTLEMENT AGREEMENT WITH RIVER PLANTATION PROPERTIES

The Board then considered the Settlement Agreement with River Plantation Properties. Upon motion by Director Vandever, seconded by Director Goodman and unanimously carried, the Board authorized the wire of funds pursuant to the Agreement.

SIXTH ORDER: RECEIVE REPORT FROM ENGINEER

Taylor Reed presented the engineer's report. The Board discussed the advertisement of the Phase I sanitary sewer cleaning and televising and storm sewer cleaning and televising projects. The Board discussed the time associated with advertising and awarding the projects as well as the time projected for TCEQ authorization for the sale of bonds. The Board directed the engineer to proceed with the advertisement and solicitation of the projects necessary to present bids at the March meeting. Upon motion made by Director Goodman, seconded by Director Vandever and unanimously carried, the Board approved the engineer's report as presented.

SEVENTH ORDER: EMERGENCY ACCESS EASEMENT:

The Board tabled the consideration of the proposed emergency access easement

EIGHTH ORDER: REVIEW FINANCIAL AND BOOKKEEPING MATTERS INCLUDING

The Board reviewed the bookkeeper's report. The Board discussed bookkeeping invoices. Upon motion duly made, seconded, and unanimously carried, the Board approved the bookkeeper's report as presented.

The Board reviewed the tax assessor-collector's report. Upon motion duly made, seconded, and unanimously carried, the Board accepted the tax assessor-collector's report.

The Board reviewed the investment report. Upon motion duly made, seconded, and unanimously carried, the Board approved the investment report.

The Board then considered the payment of District bills. Upon motion duly made by Director Goodman, seconded by Director Robin, and unanimously carried, the Board approved payment of the District bills.

NINTH ORDER: BOOKKEEPER CONTRACT

The Board then considered the proposed amendment to the bookkeeper's contract. The Board recognized Carol Morrison and Kaye Trenary who addressed the proposed changes including the change from a flat rate to an hourly rate as well as the projected annual increase in the cost of service. The Board noted that costs to the District will roughly double and agreed that the Board should direct the operator to obtain pricing from other bookkeepers before the next meeting. Ms. Morrison and Ms. Trenary requested that the District let them know how they choose to proceed by the next meeting.

TENTH ORDER: REVIEW ADMINISTRATIVE REPORTS

Mr. Ramirez summarized the Manager's Report and Systems Totals Report. The Board requested that Mr. Ramirez notify the Board of any damage to homes resulting from sanitary sewer overflows at the time he becomes aware of such damage in the future. Upon motion duly made and seconded, the Board unanimously approved the administrative reports.

ELEVENTH ORDER: AUTHORIZE 2022 HOMESTEAD EXEMPTIONS

The Board then considered the Order Adopting Residence Homestead Exemption for Persons 65 or Older or Disabled. The Board agreed that the District should continue to adopt an exemption of \$25,000. Upon motion duly made by Director Vandever, seconded by Director Robin, and unanimously carried, the Board voted unanimously to approve the Order as presented.

TWELFTH ORDER: REPORT REGARDING OPERATIONS TRANSITION AND OPERATOR'S PROPOSALS

The Board then recognized Directors Goodman and Vandever who addressed the Board regarding proposals received for the operation of the District's water and wastewater facilities. Director Vandever presented a summary of the committee's recommendations for the Board's review and consideration which is attached hereto. The Board agreed that a special meeting should be held to meet with Water District Management to consider the matter further.

THIRTEENTH ORDER: PARK RULES

The Board then considered the Order adopting park rules. The Board discussed the proposed changes approved at the January meeting which will allow for the operation of a golf cart on cart paths within the recreational facilities by a licensed driver. Upon motion by Director Robin, seconded by Director Vandever and unanimously carried the Board approved the Park Rules as presented and agreed that new signage should be installed in the park to reflect the revised rules.

FOURTEENTH ORDER: RESOLUTION AFFIRMING IDENTITY THEFT PREVENTION PROGRAM

The Board then considered the Resolution Affirming Identity Theft Prevention Program. There have been no known incidents of identity theft and no changes are needed to the program at this time. Upon motion by Director Robin, seconded by Director Vandever and unanimously carried the Board approved the Resolution Affirming Identity Theft Prevention Program as presented.

FIFTEENTH ORDER: ANNUAL REPORT TO TEXAS COMPTROLLER

The Board then considered the annual report to the comptroller pursuant to Senate Bill 625. Upon motion by Director Robin, seconded by Director Goodman and unanimously carried, the Board authorized the attorney to submit the report.

SIXTEENTH ORDER: ORDER DECLARING UNOPPOSED CANDIDATES ELECTED AND CANCELING ELECTION

The Board then considered the Order Declaring Unopposed Candidates Elected and Cancelling Election. Upon motion by Director Goodman, seconded by Director Robin and unanimously carried, the Board approved the Order as presented.

SEVENTEENTH ORDER: EXECUTIVE SESSION

The Board entered an executive session at 2:11 p.m. After discussion, the Board closed the executive session at 2:40 p.m.



Gerard Smith
Secretary

assistant

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 **12:00 noon** on **Thursday, February 24, 2022.**

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

1. Minutes of the meeting of Board of Director(s)
2. Presentation from Lone Star Disc
3. Receive comments from the Public
4. Status of sale of \$1,675,000 Unlimited Tax Park Bonds, Series 2022; Amendment to Statement of Directors
5. Settlement Agreement with River Plantation Properties
6. Engineer's report
7. Emergency Access Easement
8. Financial and bookkeeping matters including:
 - a. Bookkeeper's report
 - b. Tax Assessor-Collectors' report
 - c. Review of investments
 - d. Payment of District bills
9. Bookkeeper's contract
10. Review administrative reports
 - a. Manager's report.
 - b. System totals report.
 - c. TCEQ Compliance matters
 - d. Maintenance and Repairs
11. Authorize 2022 homestead exemptions
12. Report regarding Operations Transition and Operator's Proposals
13. Park rules
14. Resolution Affirming Identity Theft Prevention Program
15. Annual report to Texas Comptroller
16. Order Declaring Unopposed Candidates Elected and Canceling Election (if applicable)
17. Executive (closed) Session Pursuant to Texas Government Code §§ 551.071, 551.072, 551.074 and 551.076 as necessary

18. Pending business





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

AVISO DE ASAMBLEA PÚBLICA

Se notifica por el presente a todos los miembros del público interesados que la Junta Directiva del distrito del que se hace referencia llevará a cabo una asamblea pública en 610 River Plantation Drive, Conroe, Condado de Montgomery, Texas. La asamblea se realizará a las 12:00 p.m. del 24 de Febrero de 2022.

El asunto a tratar en la asamblea será considerar y actuar sobre lo siguiente:

Orden que declara elegidos a los candidatos unicos y cancela la elección





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