

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

BOARD MEETING MINUTES

March 28, 2024

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

DIRECTORS ABSENT: None

OTHERS PRESENT: River Plantation Residents Dee Judge, Tim Horner, Denise Waller, Mark Denham, James Baldrige, Robert McLeroy and Bernadette McLeroy, Taylor Reed, District Engineer, 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

FIRST ORDER: CONFIRM MINUTES OF THE BOARD OF DIRECTORS MEETING HELD ON FEBRUARY 22, 2024

The Board considered the February 22, 2024 meeting minutes. Upon motion by Director Vandever, seconded by Director Brown and unanimously carried, the Board approved the minutes of the February 22, 2024 meeting as presented.

SECOND ORDER: RECEIVE COMMENTS FROM THE PUBLIC

The Board received public comments regarding the upcoming election and the proposed meet and greet, a sinkhole in the District, drainage matters, a water line tap, park rules, County responsibilities with respect to drainage, and District landscaping and irrigation, each of which the Board addressed in turn.

THIRD ORDER: AGREEMENT TO LEASE ADMINISTRATION BUILDING TO MONTGOMERY COUNTY ESD NO. 9

The Board noted that it will discuss the proposed fire station lease in executive session pursuant to Tex. Gov't Code § 551.072. After discussion, upon motion made by Director Brown, seconded by Director Goodman and unanimously carried with Director Gilmer abstaining, the Board approved the lease agreement with Montgomery County Emergency Services District No. 9 subject to the revisions the District's attorney has been instructed to make. Further, upon motion made by Director Brown, seconded by Director Goodman and unanimously carried with Director Gilmer abstaining, the Board approved the quote provided to move the office furniture in the District's administration building.

FOURTH ORDER: FINANCIAL AND BOOKKEEPING MATTERS

The Board recognized Tiffany Carden, who reviewed the bookkeeper's report in detail. The Board then discussed legal fees with respect to ongoing litigation. 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 Vandever 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 ESTABLISHING DROUGHT CONTINGENCY PLAN

The Board recognized Davis Bonham, the District's attorney, who advised the Board regarding the Order Establishing Drought Contingency Plan, noting that the District's drought contingency plan is set for its fifth-year review. Upon motion made by Director Vandever, seconded by Director Brown and unanimously carried, the Board approved the Order.

SIXTH ORDER: ORDER ADOPTING WATER CONSERVATION PLAN

Davis Bonham then advised the Board regarding the Order Adopting Water Conservation Plan, noting that the District's water conservation plan is also set for its fifth-year review. Upon motion made by Director Vandever, seconded by Director Brown and unanimously carried, the Board approved the Order.

SEVENTH ORDER: RESOLUTION TO ADOPT THE VERITY VOTING 2.5 SYSTEM FOR USE IN MAY 4, 2024 DIRECTORS ELECTION

Davis Bonham then advised the Board regarding the Resolution to Adopt the Verity Voting 2.5 System for Use in May 4, 2024 Directors Election, noting that the Verity voting system is being used by Montgomery County and so, pursuant to the District's joint election agreement, should be adopted by the District for its use in the upcoming election. Upon motion made by Director Goodman, seconded by Director Vandever and unanimously carried, the Board approved the Order.

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

The Board discussed the park rules and potential minimum penalties for violation thereof.

NINTH 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 93% of water produced. Upon motion made by Director Brown, seconded by Director Vandever and unanimously carried, the Board approved the operator's report as presented.

TENTH 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 2023 annual report for the storm water quality management plan will be submitted on April 5. The engineer then addressed members of the public regarding a sinkhole in the District, after which the Board addressed a comment regarding a fountain in Charleston Park.

Regarding District joint projects, the Engineer noted that the East Ditch FEMA work remains under review with FEMA and that the quarterly report has been submitted. The engineer is expecting bids for the wastewater treatment plant rehabilitation and electrical upgrades project on April 5. The engineer received three bids for the Holly Springs drainage work, with the low bid being in the amount of \$87,165 by AR TurnKee, which the engineer recommended award therefore. Upon motion made by Director Brown, seconded by Director Goodman and unanimously carried, the Board approved award of the contract.

Regarding District projects, the engineer presented the study performed on District-wide drainage, which the Board then discussed. The engineer received four bids for the sanitary sewer rehabilitation phase 2 work, with the low bid being in the amount of \$692,620.00 by Insituform Technologies, LLC, which the engineer recommended award therefore. Upon motion made by Director Brown, seconded by Director Goodman and unanimously carried, the Board approved award of the contract. Manhole inspections continue with respect to the sanitary sewer rehabilitation phase 2 project, and findings were acceptable with respect to phase 1.

Regarding Charleston Park, a proposal in the amount of \$15,600 was presented for maintenance of the irrigation system, as well as a proposal for twenty additional sprinkler heads, both of which were tabled.

The engineer then presented change order no. 3 in the amount of \$74,560.00 for the storm sewer phase 1 rehabilitation for performing pipe on a 54-inch piece where the pipe repair would go underneath an existing driveway. Upon motion made by Director Brown, seconded by Director Goodman and unanimously carried, the Board approved the change order.

Construction remains underway on the Water Plant No. 3 electrical upgrades. Further, a proposed plan and cost estimate for the Plantation Village Drainage Improvements was presented for the Board's consideration, in the amount of \$49,740.00. Finally, the engineer noted that the District's operator has presented cost estimates for the replacement of a manhole on Stonewall Jackson and for the repair of a storm sewer facility on Robert E. Lee Drive. Upon motion made by Director Brown, seconded by Director Vandever and unanimously carried, the Board approved the replacement of the manhole and repair of the storm sewer facility.

**River Plantation MUD
Board Meeting Minutes
March 28, 2024
Page 4**

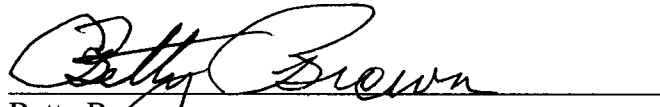
After review and discussion, upon motion made by Director Goodman, seconded by Director Gilmer and unanimously carried, the Board approved the engineer's report.

ELEVENTH ORDER: EXECUTIVE SESSION

The Board entered an executive session at 8:15 p.m. The Board exited the executive session at 9:09 p.m.

TWELFTH ORDER: PENDING BUSINESS

Director Gilmer then noted that the meet and greet with candidates for the Board will be on April 9 at 6:30 p.m. and that the next regular meeting of the Board will be on April 25.


Betty Brown
Secretary

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

NOTICE OF PUBLIC MEETING

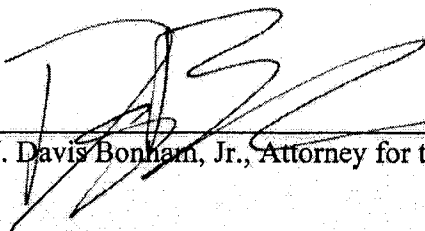
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **610 River Plantation Drive, Conroe, Texas 77302.**

The meeting will be held at **6:30 p.m. on Thursday, March 28, 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. Agreement to Lease Administration Building to Montgomery County ESD No. 9
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 Establishing Drought Contingency Plan
6. Order Adopting Water Conservation Plan
7. Resolution to Adopt the Verity Voting 2.5 System for use in May 4, 2024 Directors Election
8. Park Rules; Penalty for Operation of Prohibited Motor Vehicle
9. Park maintenance matters
10. Operator's Report
11. Engineer's Report
12. Executive (closed) Session Pursuant to Texas Government Code §§ 551.071, 551.072, and 551.076 as necessary
13. Pending business





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