

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

BOARD MEETING MINUTES

April 25, 2024

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

DIRECTORS ABSENT: Julie Gilmer

OTHERS PRESENT: River Plantation Residents Richard Young, Dee Judge, Mark Robin, James Baldrige, Robert McLeroy, Denise Horner, Tim Horner, Sheri Ridgway, Mark Denham, Kathleen Duffy, Frank Duffy, Al Overstreet, and Dee Overstreet; 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 MARCH 28, 2024

The Board considered the March 28, 2024 meeting minutes. Upon motion by Director Vandever, seconded by Director Brown and unanimously carried, the Board approved the minutes of the March 28, 2024 meeting as presented.

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

The Board noted its review of the latest iteration of the proposed fire station lease, which the Board then discussed. After discussion, upon motion made by Director Vandever, seconded by Director Brown and unanimously carried, the Board approved the lease agreement with Montgomery County Emergency Services District No. 9 as revised according to the Board's previous instruction. The Board then answered questions posed by the public regarding the agreement and the building's use as a fire station.

THIRD ORDER: FINANCIAL AND BOOKKEEPING MATTERS

The Board recognized Tiffany Carden, who reviewed the bookkeeper's report in detail. The Board then discussed fiber optic network services. 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.

FOURTH ORDER: DISCUSS USE OF BOARD ROOM BY OUTSIDE ORGANIZATIONS

The Board discussed the potential use of the Board Room by outside organizations so long as a District director is present. The Board then discussed guidelines and protocol for the Board Room's use by outside organizations. After discussion, the Board tabled the matter pending draft guidelines.

FIFTH ORDER: PARK MAINTENANCE MATTERS

The Board discussed tree maintenance, debris removal, and general park maintenance matters. Thereafter, the Board considered a proposal for the removal of weeds and debris along a 100 ft by 10 ft ditch, which, upon motion made by Director Brown, seconded by Director Sakocius, the Board approved with Director Vandever abstaining and Directors Brown, Sakocius and Goodman in favor.

SIXTH 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.

SEVENTH ORDER: ENGINEER'S REPORT

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 has been submitted.

Regarding District joint projects, the East Ditch FEMA work remains under review with FEMA. The East Ditch maintenance has been completed, for which an invoice for \$6,500 from All Seasons was presented for payment. Bids were then presented for the WWTP Rehabilitation and Electrical Upgrades, with the low bid in the amount of \$1,495,000.00 by C3 Constructors, for which the engineer recommended award. Upon motion made by Director Brown, seconded by Director Sakocius and unanimously carried, the Board approved the award of the contract to C3 Constructors.

Construction is scheduled to begin on the Sanitary Sewer Rehabilitation Phase 2 work on April 29.

Regarding Charleston Park, a proposal was presented in the amount of \$15,600 for maintenance of the irrigation system, including 24 visits per year, and an additional proposal was presented for 20 additional sprinkler heads to store for replacement purposes. Upon motion made by Director

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Brown, seconded by Director Vandever and unanimously carried, the Board approved the proposals with Director Sakocius abstaining.

Construction is underway with respect to the Storm Sewer Phase 1 Rehabilitation and Water Plant No. 2 Electrical Upgrades, and design is underway with respect to the Plantation Village Drainage Improvements.

The engineer then noted that the engineer and operator are researching potential solutions for the sinkhole at 592 Stonewall Jackson and that repair has been completed with respect to the manhole sinkhole at Stonewall Jackson and the storm sewer issue at Robert E. Lee Drive. The Board and engineer then addressed a concern regarding the holes at 636 Stonewall Jackson.

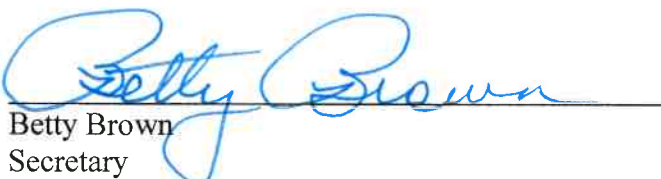
After review and discussion, upon motion made by Director Goodman, seconded by Director Gilmer and unanimously carried, the Board approved the engineer's report.

EIGHTH ORDER: PUBLIC COMMENT

The Board then invited public comment. Dee Judge inquired regarding public information request protocols, consultant billing, and District surplus sales. James Baldrige inquired regarding water metering at the park irrigation system. Sherry Ridgeway inquired regarding a sinkhole at Fairway Oaks and Fairway Court and regarding drainage on a vacant lot in the District. James Baldrige then inquired regarding the availability of documents and consultant reports on the website prior to the meeting.

NINTH ORDER: PENDING BUSINESS

The Board discussed a District lockbox containing original documents for the administration building. Director Goodman then noted that the District silent auction will be held on Saturday, April 27.


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, April 25, 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. Discuss Use of Board Room by Outside Organizations
6. Park maintenance matters
7. Operator's Report
8. Engineer's Report
9. Executive (closed) Session Pursuant to Texas Government Code §§ 551.071, 551.072, and 551.076 as necessary
10. Pending business





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