

# **RIVER PLANTATION MUNICIPAL UTILITY DISTRICT**

## **BOARD MEETING MINUTES**

**June 26, 2024**

**DIRECTORS PRESENT:** Tim Goodman, Tom Vandever, Karl Sakocius, and Julie Gilmer (via Microsoft Teams)

**DIRECTORS ABSENT:** Mark Denham

**OTHERS PRESENT:** River Plantation Residents Todd Nall, Dee Judge, Bruce Freeman, Betty Brown, and Denise Waller; Taylor Reed, District Engineer; Tiffany Loggins Carden, District Bookkeeper; Keith Arrant and Mario Garcia, District Operators; Paul Radich of the Radich Law Firm; and Austin T. Reed, District Attorney

**OTHERS PRESENT BY MICROSOFT TEAMS:**

None

### **FIRST ORDER: MINUTES OF THE MEETING(S) OF BOARD OF DIRECTORS**

The Board considered the May 13, May 15, May 20, and June 3, 2024 meeting minutes. Upon motions made by Director Vandever, seconded by Director Sakocius and unanimously carried, the Board approved the minutes of the May 13 and May 15 meetings as presented and the minutes of the May 20 and June 3 meetings as corrected.

### **SECOND ORDER: RECEIVE COMMENTS FROM THE PUBLIC**

The Board received public comment regarding a park rules violation in the District, consultants, and revenue from recent dispositions of District property, each of which the Board and its consultants addressed in turn.

### **THIRD ORDER: ORDER CANVASSING RETURNS AND DECLARING RESULTS OF DIRECTOR ELECTION**

The Board reviewed the sealed election returns for the June 2024 directors election. It was noted that Tom Vandever received 127 votes and James Baldridge received 73 votes. After review, upon motion made by Director Vandever, seconded by Director Sakocius and unanimously carried, the Board adopted the Order Canvassing Returns and Declaring Results of Director Election.

### **FOURTH ORDER: APPROVE QUALIFICATIONS OF NEWLY ELECTED DIRECTORS; ACCEPT OATHS AND STATEMENTS OF ELECTED OFFICIALS; PUBLIC INFORMATION ACT AND OPEN MEETINGS ACT TRAINING; CONFLICTS DISCLOSURE QUESTIONNAIRE OF NEWLY ELECTED DIRECTOR**

There was presented the certificate of election of Tom Vandever, which was accepted by the Board. The Board next considered the qualifications, statement, and oath of office of Tom

Vandever. The Board reviewed said documents and upon unanimous vote, accepted the qualifications, statement and oath of Mr. Vandever as presented.

**FIFTH ORDER: FINANCIAL AND BOOKKEEPING MATTERS**

The Board recognized Tiffany Loggins Carden, who reviewed the bookkeeper's report in detail. The Board reviewed the tax assessor-collector's report in detail. The Board inquired regarding checks made out to All Seasons Lawn and J&K Tree Services. The Board reviewed the investment report in detail. The Board then considered the payment of District bills. Upon motion made by Director Goodman, 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.

**SIXTH ORDER: REVIEW ANNUAL ETHICS LETTER AND UPDATE BY INVESTMENT OFFICER**

The Board noted the attorney's receipt of the investment officer's annual ethics letter indicating no conflicts.

**SEVENTH ORDER: VIOLATION OF DISTRICT RULES; PUBLIC HEARING FOR VIOLATION OF DISTRICT RULES AND DAMAGE TO DISTRICT PROPERTY; ASSESSMENT OF PENALTIES**

Paul Radich noted that the pending violations warrant discussion in executive session.

**EIGHTH ORDER: PARK MAINTENANCE MATTERS**

The Board noted work performed in the District greenspace. Thereafter, Director Vandever presented a precedent park bench donation program for consideration by the Board, requesting the Board be prepared to discuss such a program in future meetings. Director Goodman then noted an incident in the District whereupon a truck towed from the District's greenspace caused significant damage to the District's property, noting the violation will be pursued.

**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. The operator noted a flow violation caused by recent weather events. The Board noted it would like the District's website reviewed for posting of the most recent available materials. Dee Judge then inquired regarding water quality, which the operator addressed in turn. Upon motion made by Director Goodman, seconded by Director Sakocius and unanimously carried, the Board approved the operator's report as presented.

**TENTH ORDER: ENGINEER'S REPORT**

The Board recognized Taylor Reed who presented the engineer's report. The engineer presented a quote for the repair or replacement of the water well motor in water well no. 2. The Board, upon motion made by Director Goodman, seconded by Director Vandever and unanimously carried, approved the quote for the replacement of the motor.

Regarding District joint projects, the East Ditch FEMA work has been reviewed by FEMA, approving the increase of \$1,286,223.00 to bring the total project cost awarded to \$1,543,402, reimbursement to be a 90%/10% split based on actual costs. Upon motion made by Director Goodman, seconded by Director Vandever and unanimously carried, the Board approved the East Ditch FEMA work. The engineer noted that the East Ditch channel should have been cleared on June 20. The Board then noted the work was either not performed or not performed satisfactorily and the check for the work should be held. A notice to proceed was issued for the wastewater treatment plant rehabilitation and electrical upgrades. The Holly Springs drainage issue work is nearing completion.

Regarding District projects, construction for the sanitary sewer rehabilitation phase 2 is underway. Construction of the Storm Sewer Phase 1 Rehabilitation is substantially complete. Construction is underway with respect to the Water Plant No. 2 electrical upgrades. Bids for the Plantation Village drainage improvements will be presented in July. The engineer then noted repairs made with respect to two sinkholes on each of Stonewall Jackson Bend and Fairway Oaks.

Finally, the engineer noted that the River Plantation Drive sanitary sinkhole issues have been assessed and two contractors have reviewed and offered potential solutions. At the moment, the engineer is planning to abandon the manhole in place and request that the County repair the road.

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

**ELEVENTH ORDER: ANNUAL REVIEW OF EMERGENCY PREPAREDNESS PLAN**

Austin Reed noted that the emergency preparedness plan has been reviewed and updated by the District's consultants.

**TWELFTH ORDER: SUBMISSION OF EMERGENCY OPERATIONS INFORMATION;  
APPLICATION FOR CRITICAL LOAD STATUS**

Austin Reed noted that the District's facilities qualify for priority electricity restoration in the event of an outage and that the operator has completed paperwork to that effect.

**ELEVENTH ORDER: EXECUTIVE SESSION**

Prior to adjourning into executive session, Paul Radich provided an update on a litigation matter to the public with the Board's permission. The Board entered an executive session at 7:35 p.m. The Board closed the executive session at 8:20 p.m.

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**TWELFTH ORDER: PENDING BUSINESS**

Upon motion made by Director Sakocius, seconded by Director Goodman and unanimously carried, the Board authorized the District's litigation attorney to prepare a violation notice with respect to the towed truck which damaged District property. There being no further business for consideration, the Board adjourned the meeting.



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Karl Sakocius  
Assistant Secretary

## RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

### NOTICE OF PUBLIC MEETING

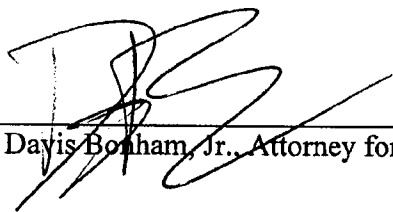
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **610 River Plantation Drive, Conroe, Texas 77302.**

The meeting will be held at **6:30 p.m.** on **Wednesday, June 26, 2024.**

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

1. Minutes of the meeting(s) of Board of Directors
2. Receive comments from the Public
3. Order Canvassing Returns and Declaring Results of Runoff Election
4. Approve qualification of newly elected director; Accept oath and statement of newly elected official; Public Information and Open Meetings Acts training; conflicts disclosure questionnaire of newly elected director
5. Financial and bookkeeping matters including:
  - a. Bookkeeper's report
  - b. Tax Assessor-Collectors' report
  - c. Review of investments
  - d. Payment of District bills
6. Review annual ethics letter and update by Investment Officer
7. Violation of District rules; Public hearing for violation of District rules and damage to District property; assessment of penalties
8. Park maintenance matters
9. Operator's Report
10. Engineer's Report
11. Annual review of Emergency Preparedness Plan
12. Submission of Emergency Operations Information; Application for Critical Load Status
13. Executive (closed) Session Pursuant to Texas Government Code §§ 551.071, 551.072, and 551.076 as necessary
14. Pending business



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

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

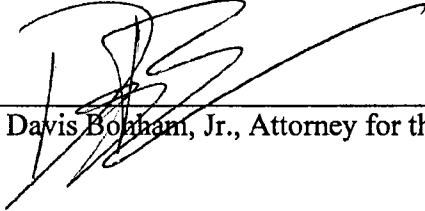
AVISO DE LA REUNIÓN PÚBLICA

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, Montgomery County, Texas**. La asamblea se realizará a las 6:30 p.m., el día 26 de junio de 2024.

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

Adoptar una Orden de escrutinio y declaración de resultados de la Elección de Desempate



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