

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

BOARD MEETING MINUTES

August 24, 2023

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

DIRECTORS ABSENT: None

OTHERS PRESENT: River Plantation Residents Mark Robin, Angela Cunningham, Denise Horner, and Georgeann Woodring; Taylor Reed, District Engineer; Keith Arrant, District Operator; and Loren Morales, District Financial Advisor.

OTHERS PRESENT BY MICROSOFT TEAMS:

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

FIRST ORDER: CONFIRM MINUTES OF THE BOARD OF DIRECTORS MEETINGS HELD ON JULY 13 AND JULY 21, 2023

The Board considered the July 13 and July 21, 2023 meeting minutes. Upon motion by Director Vandever, seconded by Director Brown and unanimously carried, the Board approved the minutes of the July 13 and July 21, 2023 meetings as presented.

SECOND ORDER: RECEIVE COMMENTS FROM THE PUBLIC

The President opened the floor for comments from the public and the Board received comment regarding the publication of District Board of Directors meeting dates in water bills, which Mr. Keith Arrant then spoke to the logistics of.

THIRD ORDER: FINANCIAL AND BOOKKEEPING MATTERS

The Board reviewed the bookkeeper's report in detail, including with respect to billing matters with East Plantation Utility District. Upon motion made by Director Brown, seconded by Director Sakocius and unanimously carried, the Board approved the bookkeeper's report as presented.

The Board reviewed the draft budget for the fiscal year ending September 30, 2024, noting that the proposed tax rate increase to be discussed and utility rate increases will be necessary to balance the budget due to extensive maintenance and repairs to District facilities.

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The Board reviewed the tax assessor-collector's report in detail. Upon motion made by Director Brown, seconded by Director Vandever and unanimously carried, the Board approved the tax assessor-collector's report as presented.

The Board reviewed the investment report in detail. Upon motion made by Director Brown, seconded by Director Vandever and unanimously carried, the Board approved the investment report as presented.

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

FOURTH ORDER: OPERATOR'S REPORT

The Board recognized Keith Arrant who presented the operator's report. The Board reviewed maintenance and repairs performed during the prior month. The District maintained 975 connections and accounted for 99% of water produced. The Board then discussed recent repairs generally. Upon motion made by Director Brown, seconded by Director Goodman and unanimously carried, the Board approved the operator's report as presented.

FIFTH ORDER: REVIEW RATE ORDER

The Board tabled review of the rate order.

SIXTH ORDER: ENGINEER'S REPORT

The Board recognized Taylor Reed who presented the engineer's report. The engineer discussed updates with respect to permitting, design projects, and construction projects. Further, the engineer requested approval to proceed with design for both the Sanitary Sewer Rehabilitation Phase 2 project and the Sanitary Sewer Manhole Rehabilitation Phase 1 project. The engineer then recommended award of the East Ditch Maintenance contract to the low bidder, All Seasons Lawn Maintenance. The engineer then noted the proposal from Hansen Landscape Construction, Inc. for the completion of the irrigation report and inspection of all holes at the Charleston Park Irrigation site. Finally, The engineer then presented for approval Pay Applications Nos. 1, 2, and 3 for the Sanitary Sewer Phase 1 Rehabilitation project and Pay Application No. 1 for the Stone Mountain Sinkhole repair. Upon motion made by Director Goodman, seconded by Director Vandever and unanimously carried, the Board approved the design work for the Sanitary Sewer Rehabilitation Phase 2 project and for the Sanitary Sewer Manhole Rehabilitation Phase 1 project. Upon motion made by Director Goodman, seconded by Director Vandever and unanimously carried, the Board approved the proposal for the irrigation report and inspection of all holes at Charleston Park. Upon motion made by Director Goodman, seconded by Director Vandever and unanimously carried, the Board approved the engineer's report and all other action items presented therein.

SEVENTH ORDER: ADOPT RESOLUTION (1) FINDING DISTRICT TO BE LOW TAX RATE, DEVELOPED, DEVELOPING, OR DEVELOPED DISTRICT IN A DECLARED DISASTER AREA, (2) CALLING PUBLIC HEARING ON 2023 TAX RATE AND (3) AUTHORIZING TAX ASSESSOR-COLLECTOR TO PREPARE AND PUBLISH NOTICE OF THE PUBLIC HEARING

The Board recognized Loren Morales who advised the Board, recommending a proposed maintenance and operations tax rate of \$0.44 per \$100 in assessed valuation and a proposed debt service tax rate of \$0.25 per \$100 in assessed valuation, for a total proposed tax rate of \$0.69 per \$100 in assessed valuation. The Board discussed maintenance and operations needs. Upon motion made by Director Brown, seconded by Director Goodman and unanimously carried, the Board authorized the resolution finding the District to be developing, calling a public hearing on the proposed 2023 tax rate in the amounts set forth above, and authorizing the tax assessor-collector to prepare and publish notice of the public hearing.

EIGHTH ORDER: EXECUTIVE SESSION

There was no executive session.

NINTH ORDER: PENDING BUSINESS

There was no pending business before the Board.



Betty Brown
Secretary

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

NOTICE OF PUBLIC MEETING

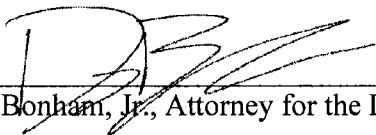
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **610 River Plantation Drive, Conroe, Texas 77302.**

The meeting will be held at **6:30 p.m.** on **Thursday, August 24, 2023.**

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. Financial and bookkeeping matters including:
 - a. Bookkeeper's report
 - b. Review draft budget for F.Y.E. 09/30/2024
 - c. Tax Assessor-Collectors' report
 - d. Review of investments
 - e. Payment of District bills
4. Operator's Report
5. Review Rate Order
6. Engineer's Report
7. Adopt Resolution (1) Finding District to be Low Tax Rate, Developed, Developing, or Developed District in a Declared Disaster Area, (2) Calling Public Hearing on 2023 Tax Rate and (3) Authorizing Tax Assessor-Collector to Prepare and Publish Notice of the Public Hearing
8. Executive (closed) Session Pursuant to Texas Government Code §§ 551.071, 551.072, and 551.076 as necessary
9. Pending business





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