

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

BOARD MEETING MINUTES

August 25, 2022

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

DIRECTORS ABSENT: none

OTHERS PRESENT: River Plantation Residents: Kathleen Beck-Duffy, Dee Judge, Georgianna Woodring and Robert McLeroy; Keith Arrant of Municipal Operations and Consulting; Carol Morrison of Municipal Accounts and Consulting; Loren Morales of RBC Capital Markets; and Taylor Reed, District Engineer

OTHERS PRESENT BY MICROSOFT TEAMS:

J. Davis Bonham, Jr., District Attorney
Paul Radich, District Attorney

FIRST ORDER: CONFIRM MINUTES OF THE BOARD OF DIRECTORS MEETING HELD ON JULY 28, 2022

The Board considered the July 28, 2022 meeting minutes. The Board discussed the revision of the draft minutes to reflect action taken after the Directors returned from executive session. After discussion, upon motion by Director Vandever, seconded by Director Goodman, and unanimously carried, the Board approved the minutes of July 28, 2022 as revised.

SECOND ORDER: RECEIVE COMMENTS FROM THE PUBLIC

The Board then received public comment. Dee Judge addressed the Board regarding posting the notice on Next Door and Facebook. Director Gilmer noted that she posted the notice online in addition to the District's physical postings and posting on the District's website.. Ms. Judge then discussed the timing of the meeting packet being posted on the District's website and requested that the meeting packet be posted earlier.

THIRD ORDER: REVIEW FINANCIAL AND BOOKKEEPING MATTERS INCLUDING

The Board recognized Carol Morrison who presented the bookkeeper's report. The Board reviewed the report and invoices. Upon motion made by Director Brown, seconded by Director Goodman, and unanimously carried, the Board approved the bookkeeper's report as presented.

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

The Board reviewed the investment report. Upon motion made by Director Goodman, seconded by Director Vandever, and unanimously carried, the Board accepted the investment report.

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 payment of the District's bills.

FOURTH ORDER: OPERATOR'S REPORT

The Board recognized Keith Arrant who presented the operator's report. The operator reviewed the monthly operations report in detail with the Board. Mr. Arrant discussed numerous repairs that were performed in the District during the prior month as well as additional work to be completed. The Board discussed accounts for which meters have not previously been read properly. It was noted that this was due to the District's error. The operator noted that the meters are now being read correctly. Director Sakocius made a motion to bill forward only and not to back charge those customers whose meters were not read properly in the past with Tim Goodman seconding the motion which was then unanimously carried. After discussion, upon motion made by Director Goodman, seconded by Director Brown, and unanimously carried, the Board approved the operator's report as presented.

FIFTH ORDER: RECEIVE REPORT FROM ENGINEER

The Board recognized Taylor Reed who presented the engineer's report. The engineer discussed design projects, WWTF discharge permit renewal, storm water quality management plan/MS4 permit, the East Ditch FEMA work, the East concrete ditch re-silting, water plant no. 1 rehabilitation, the Stone Mountain storm sewer sinkhole, sanitary sewer projects and construction projects. The engineer discussed the need to clean out the east ditch and restore the drainage capacity of the channel. The engineer noted that there is an immediate need to complete the work and presented bids for the work. The Board discussed the importance of completing the work quickly and authorized award of the project to either of the two low bidders that can complete the work most quickly and efficiently as recommended by the District's engineer. Upon motion made by Director Goodman, seconded by Director Vandever, the Board authorized the engineer to proceed with design plans for the electrical upgrades to the wastewater treatment plant, plant no. 2 and plant no. 3. The Board noted that once a scope of work has been established and a cost estimate has been prepared that the engineer should communicate the information to East Plantation Utility District. After further discussion, upon motion duly made, seconded and unanimously carried, the Board approved the engineer's report as presented.

SIXTH ORDER: AGREEMENT FOR THE PROVISION OF TREATED EFFLUENT TO PREISLER GOLF PROPERTIES

The Board considered the Agreement for the provision of treated effluent to Preisler Golf Properties. Upon motion made by Director Sakocious, seconded by Director Vandever, the Board directed the District's attorneys to request the reuse permit pursuant to the terms of the Agreement.

SEVENTH ORDER: CONSIDER REQUESTED AMENDMENTS TO AGREEMENT FOR JOINT FACILITIES WITH EAST PLANTATION UTILITY DISTRICT

The Board took no action regarding the requested amendments to the agreement for joint facilities with East Plantation Utility District.

EIGHTH ORDER: REVIEW TRUTH IN TAXATION CALCULATIONS FOR 2022 TAX RATE; 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 2022 TAX RATE AND (3) AUTHORIZING TAX ASSESSOR-COLLECTOR TO PREPARE AND PUBLISH NOTICE OF THE PUBLIC HEARING

The Board then recognized Loren Morales, the District's financial advisor, who presented a cash flow analysis and recommendation with respect to the District's 2022 tax rate. The Board reviewed the analysis and recommendation, as well as the 2022 voter-approval tax rate worksheet. The Board considered the attached Resolution Finding District to be Low Tax Rate, Developed, Developing, or Developed District in a Declared Disaster Area, Calling Public Hearing on 2022 Tax Rate, and Authorizing Tax Assessor-Collector to Prepare and Publish Notice of the Public Hearing. After discussion, upon unanimous vote, the Board adopted the attached Resolution and authorized publication of a Notice of a Public Hearing at which the Board will consider adoption of a total 2022 tax rate of \$0.52 per \$100 assessed valuation, which the Board noted consists of a maintenance tax of \$0.27 and a debt service tax of \$0.25. After discussion, Upon motion made by Director Goodman, seconded by Director Vandever, the Board approved the Resolution as presented.

NINTH ORDER: REVIEW PROPOSED OPERATING BUDGET FOR F.Y.E. 09/30/2023

The Board considered the proposed Operating Budget and requested that the bookkeeper prepare an updated budget for consideration at the September meeting.

TENTH ORDER: SOLICIT INSURANCE PROPOSALS FOR OCTOBER EXPIRATION

The Board discussed the District's insurance policy and noted that a meeting has been scheduled with TML to discuss changes to the District's coverage.

ELEVENTH ORDER: RESOLUTION FOR USE OF SURPLUS FUNDS FOR SIDEWALK REPAIRS IN CHARLESTON PARK

The Board discussed the Resolution for Use of Surplus Funds for sidewalk repairs in Charleston Park. Mr. Bonham confirmed that the District has approximately \$49,000 remaining in the surplus funds account from the acquisition of the park property. The Board tabled the matter for future consideration.

TWELFTH ORDER: SECURITY SYSTEM

The Board then considered the installation of a security system at the District's administration building. The Board discussed the proposed security system contracts and upon motion made by Director Goodman, seconded by Director Brown, with Director Sakocius opposed and Director Vandever abstaining from the vote, the Board approved the proposal from Synaptic Integrations.

THIRTEENTH ORDER: RESOLUTION FOR ADOPTING OF ORDER ESTABLISHING POLICY AND RATES FOR WATER AND SEWER SERVICE; ORDER FOR ADOPTION OF SCHEDULE OF WATER AND SEWER SERVICE FEES AND RATES

The Board then considered the Resolution for Adoption of Order Establishing Policy and Rates for Water and Sewer Service and an Order for Adoption of Schedule of Water and Sewer Service Fees and Rates. The Board discussed the current policy document and noted that it has not been updated in some time and includes numerous provisions that related to the operation of the District by the District's former general manager. After discussion, upon motion made by Director Goodman, seconded by Director Brown, and unanimously carried, the Board approved the attached Resolution for Adoption of Order Establishing Policy and Rates for Water and Sewer Service and Order for Adoption of Schedule of Water and Sewer Service Fees and Rates as presented.

FOURTEENTH ORDER: EXECUTIVE SESSION

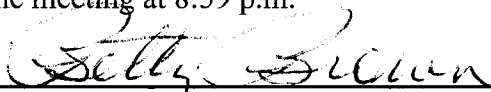
The Board entered an executive session at 8:40 p.m.. After discussion, the Board closed the executive session at 8:58.

The Board then reconvened in regular session and took action regarding the agreement with Preisler Golf Properties, LLC as described above.

FIFTEENTH ORDER: PENDING BUSINESS

The Board discussed pending business. Director Gilmer recommended the use of a cleaning service to clean once a month during the week of the Board meetings. Director Gilmer also recommended engaging an exterminator service. Upon motion made by Director Goodman, seconded by Director Sakocius, and unanimously carried, the Board agreed that a cleaning service and exterminator are necessary for the upkeep of the administration building.

Upon motion made by Director Goodman, seconded by Director Vandever, the Board adjourned the meeting at 8:59 p.m.



Betty Brown
Secretary

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

AMENDED NOTICE OF PUBLIC MEETING

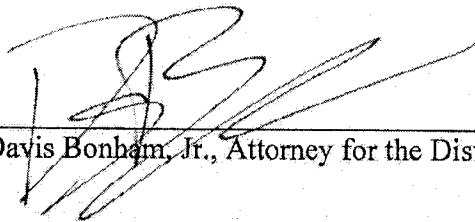
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **610 River Plantation Drive, Conroe, Texas 77302.**

The meeting will be held at **6:30 p.m. on Thursday, August 25, 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. Receive comments from the Public
3. Financial and bookkeeping matters including:
 - a. Bookkeeper's report
 - b. Tax Assessor-Collectors' report
 - c. Review of investments
 - d. Payment of District bills
 - e. Utility Billing Matters; Underbilling and Billing Adjustments
4. Operator's Report
5. Engineer's report
6. Agreement for the provision of treated effluent to Preisler Golf Properties
7. Consider requested amendments to agreement for joint facilities with East Plantation Utility District; take action, as necessary
8. Review Truth in Taxation Calculations for 2022 Tax Rate; 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 2022 Tax Rate and (3) Authorizing Tax Assessor-Collector to Prepare and Publish Notice of the Public Hearing
9. Review proposed Operating Budget for F.Y.E. 09/30/2023
10. Solicit insurance proposals for October expiration
11. Resolution for Use of Surplus Funds for sidewalk repairs in Charleston Park
12. Security system
13. Resolution for Adopting of Order Establishing Policy and Rates for Water and Sewer Service; Order for Adoption of Schedule of Water and Sewer Service Fees and Rates
14. Executive (closed) Session Pursuant to Texas Government Code §§ 551.071, 551.072, 551.074 and 551.076 as necessary
15. Pending business





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