

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

BOARD MEETING MINUTES

December 19, 2024

DIRECTORS PRESENT: Julie Gilmer, Tom Vandever, Karl Sakocius, and Mark Denham

DIRECTORS ABSENT: Tim Goodman

OTHERS PRESENT: Robert McLeroy, District resident; Taylor Reed, District Engineer; Lauren Clark, District Bookkeeper; and Keith Arrant, District Operator.

OTHERS PRESENT BY MICROSOFT TEAMS:

J. Davis Bonham, Jr., District attorney
Paul Radich of the Radich Law Firm

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

The Board considered the November 7, 2024 meeting minutes. Upon motion made by Director Vandever, seconded by Director Sakocius and unanimously carried, the Board approved the minutes of the November 7, 2024 meeting as presented.

SECOND ORDER: RECEIVE COMMENTS FROM THE PUBLIC

The Board opened the floor for public comment.

THIRD ORDER: FINANCIAL AND BOOKKEEPING MATTERS

The Board recognized Lauren Clark, who reviewed the bookkeeper's report in detail, including with respect to budgetary matters. Thereafter, 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 Vandever, seconded by Director Sakocius and unanimously carried, the Board approved the bookkeeper's report, the tax assessor-collector's report, the investment report, and the payment of the District's bills.

FOURTH ORDER: DISCUSS ATTORNEY ATTENDANCE AT MEETINGS

The Board discussed attorney attendance at meetings. It was noted that a credit in the amount of \$750 was provided on the August bill for time associated with Austin Reed's travel to and from a prior board meeting.

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

There were no enforcement matters to consider.

SIXTH ORDER: PARK MAINTENANCE MATTERS

The Board discussed the status of the installation of the pet waste stations. The operator informed the Board that the work is not yet complete, but should be done soon. The Board discussed the repairs to the irrigation system. The engineer informed the Board that the contractor has not yet been able to connect the system to the power at the District's lift station and is continuing to work on the project.

SEVENTH 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 in detail. The District maintained 977 connections and accounted for 93% of water produced. The Board noted an illicit connection that was identified during the prior month. The operator informed the Board that law enforcement was notified and that the customer has now restored service in accordance with the terms of the rate order. Upon motion made by Director Vandever, seconded by Director Sakocius and unanimously carried, the Board approved the operator's report as presented.

EIGHTH ORDER: ENGINEER'S REPORT

The Board recognized Taylor Reed who presented the engineer's report. The engineer addressed the Board regarding a sinkhole that was discovered recently and noted that he continues to work with the operator to address maintenance items as they are identified. Regarding District joint projects, FEMA sent back the East Ditch work corrections and requested clarification. The engineers have still not received the revised agreement. Design is underway for the East Ditch FEMA work. The District's operator is awaiting the cleanout of the channel to perform final inspections to ensure all damage has been addressed by the proposed plans.

The engineer recommended pursuing other options for the East Ditch maintenance work because the operator's price came back substantially higher than the price of All Seasons Lawn. They intend to reach out to the current maintenance contractor to see if he can secure a lower price.

Construction is underway with respect to the wastewater treatment plant rehabilitation and electrical upgrades, and the engineer presented pay application no. 4 in the amount of \$102,825.00 for approval. The engineer is awaiting turf establishment for the Holly Springs drainage work and continue to hold retainage. The contractor seeded the area. The engineers have not received a final pay application from the contractor yet.

Regarding District projects, construction is underway on the sanitary sewer rehabilitation phase 2 work and the engineer presented pay application no. 3 in the amount of \$342,877.75 and pay application no. 4 in the amount of \$147,780.00 for approval.

The engineer has not received any verification that the electrical maintenance was completed for the Charleston Park sprinkler system. They will continue to reach out to the contractor for an update.

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Construction on the water plant no. 2 electrical upgrades is substantially complete. The engineer held a site walk and punch list was generated that the contractor is working on completing. The engineer reviewed the inspection report for the tanks on site. The engineers have budgeted for recoating the facility in the upcoming bond application. The engineer then presented pay application no. 8 in the amount of \$121,917.00 for approval.

The engineer received approvals and presented contracts for signature for the Plantation Village drainage improvements. FEMA has awarded the District approximately \$24,000 for generator run times due to recent power outages. The engineers have submitted the paperwork for approval and funding.

The bond application report for the District's planned issuance is underway. The preconstruction meeting for the sanitary sinkhole issues was held and the engineers are waiting on the contractor to mobilize. The engineer presented contracts for approval.

After discussion, upon motion made by Director Goodman, seconded by Director Vandever and unanimously carried, the Board approved all action items presented for Board approval. Upon motion made by Director Vandever, seconded by Director Denham and unanimously carried, the Board approved the engineer's report.

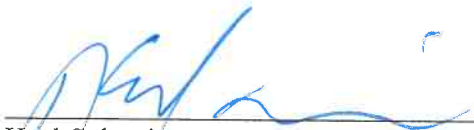
NINTH ORDER: ANNUAL EMINENT DOMAIN REPORT

The Board recognized Davis Bonham who advised the Board regarding its obligation to file an annual eminent domain report with the Texas Comptroller of Public Accounts. Upon motion made by Director Vandever, seconded by Director Sakocius and unanimously carried, the Board approved the report.

TENTH ORDER: EXECUTIVE SESSION

The Board entered executive session at 7:04 pm. The Board reconvened in open session at 7:24 pm.

There being no further business, the meeting was adjourned.



Karl Sakocius
Secretary

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

NOTICE OF PUBLIC MEETING

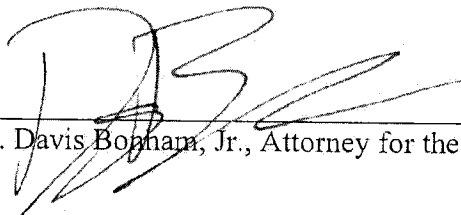
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **610 River Plantation Drive, Conroe, Texas 77302.**

The meeting will be held at **6:30 p.m.** on **Thursday, December 19, 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. Financial and bookkeeping matters including:
 - a. Bookkeeper's report
 - b. Tax Assessor-Collectors' report
 - c. Review of investments
 - d. Payment of District bills
4. Discuss attorney attendance at meetings
5. Violation of District rules; Public hearing for violation of District rules and damage to District property; assessment of penalties
6. Park maintenance matters
7. Operator's Report
8. Engineer's Report
9. Annual eminent domain report
10. Executive (closed) Session Pursuant to Texas Government Code Chapter 551 as necessary
11. Pending business




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