

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

BOARD MEETING MINUTES

August 22, 2024

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

DIRECTORS ABSENT: None

OTHERS PRESENT: River Plantation Residents Betty Brown and Denise Waller; Taylor Reed, District Engineer; Tiffany Loggins Carden, District Bookkeeper; Keith Arrant and Mario Garcia, District Operators; Loren Morales of Rathmann & Associates; and Paul Radich of the Radich Law Firm.

OTHERS PRESENT BY MICROSOFT TEAMS:

J. Davis Bonham, Jr., District attorney
Austin T. Reed, District attorney

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

The Board considered the July 25, 2024 meeting minutes. Upon motions made by Director Vandever, seconded by Director Goodman and unanimously carried, the Board approved the minutes of the July 25, 2024 meetings as presented.

SECOND ORDER: RECEIVE COMMENTS FROM THE PUBLIC

The Board opened the floor for public comment. Ms. Denise Waller thanked the Board for its efforts to improve drainage in the District.

THIRD 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 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 the bookkeeper's report, the tax assessor-collector's report, the review of investments, and the payment of the District's bills.

FOURTH ORDER: REVIEW DRAFT BUDGET FOR F.Y.E. 09/30/2025

Ms. Carden then reviewed the draft budget for the fiscal year ending September 30, 2025 for further consideration at the Board's September meeting, which the Board then discussed.

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

The Board recognized Paul Radich of The Radich Law Firm. Mr. Radich advised the Board as to the status of enforcement as to the public hearing held on July 25, 2024. At 6:55 pm, the Board then called a public hearing for violation of District rules and damage to District property concerning damage done to Charleston Park by a motorist. Mr. Radich noted that no response has been received by the motorist or his employer after receipt of the certified mailing. The Board noted it will confer regarding the matter in executive session.

SIXTH ORDER: PARK MAINTENANCE MATTERS

Director Goodman addressed the Board noting that weeds have been cleared out of a District pond. Storm debris clean up has occurred on the Charleston Park property with the removal of dead and damaged trees. The Board then noted observation of additional trees which should be removed. Director Denham then addressed the Board regarding dog waste stations, signage, and park benches. Director Vandever then addressed the Board regarding park walkways. The Board then discussed the park and potential improvements generally.

SEVENTH ORDER: CONTRACT WITH ALL SEASONS LAWN MAINTENANCE

The Board discussed the contract with, and services provided by All Seasons Lawn Maintenance, noting discrepancies in recent invoices. Upon motion made by Director Goodman, seconded by Director Sakocius and unanimously carried, the Board agreed to solicit bids for the work.

EIGHTH 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 94% of water produced. The District's lead service line inventory was accepted by the TCEQ. Mr. Arrant then presented an adjustment request from a District customer whose service line was damaged during Hurricane Beryl, noting that the damage caused a leak which contributed to an escalated bill. After discussion, upon motion made by Director Goodman, seconded by Director Vandever and unanimously carried, the Board approved an adjustment to the customer's bill by lowering the rate to the lowest rate in the rate order for water usage and by waiving penalties.

NINTH ORDER: ENGINEER'S REPORT

The Board recognized Taylor Reed who presented the engineer's report. Regarding District joint projects, design is underway for the East Ditch FEMA work. All Seasons has been directed to perform remedial work on the East Ditch. Construction is underway on the wastewater treatment plant rehabilitation and electrical upgrades, and the engineer presented pay application no. 1 in the

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amount of \$117,225.00 for the Board's approval. The Holly Springs drainage work is substantially complete, and an inspection will be performed.

Regarding District projects, the sanitary sewer rehabilitation phase 2 construction work is underway. The storm sewer phase 1 rehabilitation is substantially complete. Construction is underway with respect to the water plant no. 2 electrical upgrades, with an estimated completion date in mid-November. Plans are being submitted to Montgomery County for the Plantation Village drainage improvements and the engineer recommended award of the contract to Wright Solutions. The engineer is inspecting the East Ditch sinkhole repairs for final completion. Further, the engineer and operator are working to submit operator charges and generator run times to FEMA for the April-June disaster declarations.

After review and discussion, upon motion made by Director Goodman, seconded by Director Sakocius and unanimously carried, the Board approved Pay Application No. 1 in the amount of \$117,225.00 to C3 Constructors, LLC. Upon motion made by Director Goodman, seconded by Director Vandever and unanimously carried, the Board approved the award of the Plantation Village drainage improvements contact to Wright Solutions. Upon motion made by Director Goodman, seconded by Director Sakocius and unanimously carried, the Board approved the engineer's report as presented.

TENTH ORDER: REVIEW TRUTH IN TAXATION CALCULATIONS FOR 2024 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 2024 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 regarding the District's truth in taxation calculations for the 2024 tax rate, recommending a proposed maintenance and operations tax rate of \$0.41 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 \$0.66 per \$100 in assessed valuation. Upon motion made by Director Denham, seconded by Director Vandever and unanimously carried, the Board authorized the resolution finding the District to be developing, calling a public hearing on the proposed 2024 tax rate in the amounts set forth above, and authorizing the tax assessor-collector to prepare and publish notice of the public hearing. The Board noted that the public hearing will occur on September 16, 2024 at 6:30 pm.

ELEVENTH ORDER: EMERGENCY ALERT SYSTEM

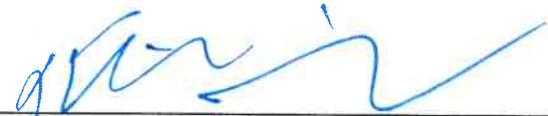
Director Vandever and Director Sakocius addressed the Board regarding an emergency alert system utilizing text messages to inform District customers in the event of outages, boil water notices, and other emergency situations that may arise with respect to District facilities, which the Board then discussed. The operator noted that he has some ability to provide similar notification services now. After discussion, the Board tabled the matter for further consideration in September.

TWELFTH ORDER: EXECUTIVE SESSION

The Board entered executive session at 8:23 pm. The Board reconvened in open session at 8:43 pm.

THIRTEENTH ORDER: PENDING BUSINESS

Upon motion made by Director Goodman, seconded by Director Denham and unanimously carried, the Board issued a penalty for a violation of District rules with respect to the damage caused on Charleston Park by a motorist in the amount of \$2,350.00 if paid by October 1, 2024 with reconsideration and an enhanced penalty if not paid by October 1, 2024.



Karl Sakocius
Secretary

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

NOTICE OF PUBLIC MEETING

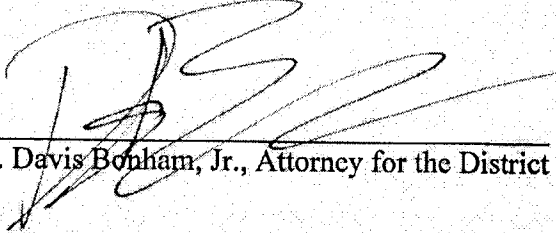
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **610 River Plantation Drive, Conroe, Texas 77302.**

The meeting will be held at **6:30 p.m. on Thursday, August 22, 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. Violation of District rules; Public hearing for violation of District rules and damage to District property; assessment of penalties
5. Park maintenance matters
6. Contract with All Seasons Lawn Maintenance
7. Operator's Report
8. Engineer's Report
9. Review Truth in Taxation Calculations for 2024 Tax Rate;
10. 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 2024 Tax Rate and (3) Authorizing Tax Assessor-Collector to Prepare and Publish Notice of the Public Hearing
11. Review draft budget for F.Y.E. 09/30/2025
12. Emergency Alert System
13. Executive (closed) Session Pursuant to Texas Government Code §§ 551.071, 551.072, and 551.076 as necessary
14. Next meeting date; Tax Rate Schedule
15. Pending business




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