

## RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

### NOTICE OF PUBLIC MEETING

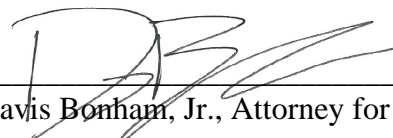
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **610 River Plantation Drive, Conroe, Texas 77302.**

The meeting will be held at **6:30 p.m.** on **Thursday, July 24, 2025.**

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-Collector's report
  - c. Review of investments
  - d. Payment of District bills
4. Proposal for cyber liability insurance coverage
5. Park maintenance matters
6. Operator's Report
7. Engineer's Report
8. Resolution Adopting Policy for District Audio and Video Recording of Open Meetings
9. Use of text broadcasting system for emergency situations
10. Agreement for Water Line Construction with Cornerstone Church
11. Violation of District rules; Public hearing for violation of District rules and damage to District property; assessment of penalties
12. Executive (closed) Session Pursuant to Texas Government Code Chapter 551 as necessary
13. Litigation Related to Damage to District Water Facilities by Tachus and Associated Contractors; Settlement Offer
14. Pending business



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

**Tammy J. McRae**  
**Montgomery County**  
**Tax Assessor-Collector**

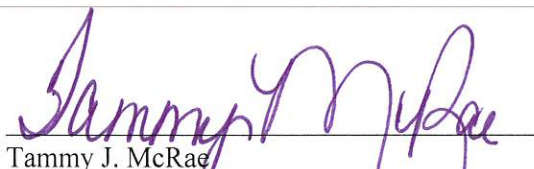
**Monthly Tax Collection Report**  
**For the month of June 2025**

**River Plantation MUD**

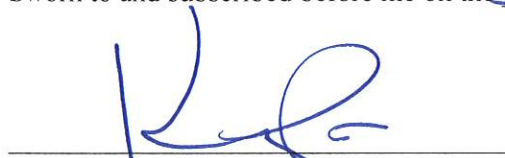
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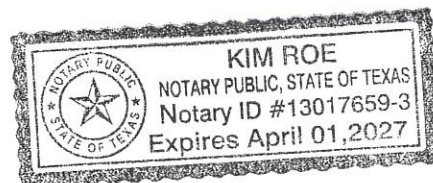
	<b>MTD</b>	<b>YTD</b>
2024 Base Tax	\$ 17,500.97	\$ 1,481,549.13
2024 Penalty & Interest	2,052.16	10,087.42
Prior Years Base Tax	243.50	23,272.76
Prior Years Penalty & Interest	70.62	5,732.56
Reversals (Refunds, Returned Items, Transfers)	(608.25)	(27,531.20)
Collection Fee	-	(497.00)
5% Rendition Fee	-	(4.09)
 Total Collections	 \$ 19,259.00	 \$ 1,492,609.58

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\_\_\_\_\_  
Tammy J. McRae  
Montgomery County Tax Assessor-Collector

Sworn to and subscribed before me on the 3rd day of July, 2025.

  
\_\_\_\_\_  
Notary Public in and for the State of Texas



FISCAL START: 10/01/2024 END: 09/30/2025 JURISDICTION: 0412 RIVER PLANTATION MUD

	CERT TAXABLE VALUE	ADJUSTMENTS	ADJ TAX VALUE	TAX RATE	TAX LEVY	PAID ACCTS
	-----	-----	-----	-----	-----	-----
CURRENT YEAR	216,972.524	14,242.185	231,214,709 0	00.660000	1,526,099.60	1,240
	-----	-----	-----	-----	-----	-----

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
-----								
2024	1,432,101.18	26.65-	93,998.42	17,055.22	1,455,832.72	70,266.88	95.40	0.00
2023	46,787.17	1,062.01-	3,781.14-	81.00	15,450.94	27,555.09	35.93	0.00
2022	17,931.54	329.05-	485.07-	0.00	4,637.70	12,808.77	26.58	0.00
2021	4,340.76	.00	78.97	0.00	748.95	3,670.78	16.95	0.00
2020	3,061.33	.00	80.55	0.00	604.00	2,537.88	19.22	0.00
2019	2,050.01	.00	79.99	0.00	79.99	2,050.01	3.76	0.00
2018	1,702.57	.00	0.00	0.00	0.00	1,702.57		0.00
2017	1,415.90	.00	0.00	0.00	0.00	1,415.90		0.00
2016	1,119.69	.00	0.00	0.00	0.00	1,119.69		0.00
2015	662.76	.00	0.00	0.00	2.60	660.16	.39	0.00
2014	304.19	.00	17.60-	0.00	0.00	286.59		0.00
2013	264.93	.00	0.00	0.00	0.00	264.93		0.00
2012	12.80	.00	0.00	0.00	0.00	12.80		0.00
2011	16.00	.00	0.00	0.00	0.00	16.00		0.00
2010	12.40	.00	0.00	0.00	0.00	12.40		0.00
2009	12.40	.00	0.00	0.00	0.00	12.40		0.00
2008	12.44	.00	0.00	0.00	0.00	12.44		0.00
2007	12.62	.00	0.00	0.00	0.00	12.62		0.00
2006	13.54	.00	0.00	0.00	0.00	13.54		0.00
2005	18.02	.00	0.00	0.00	0.00	18.02		0.00
2004	19.24	.00	19.24-	0.00	0.00	0.00		0.00
2003	0.00	.00	0.00	0.00	0.00	0.00		0.00
****	1,511,871.49	1,417.71-	89,934.88	17,136.22	1,477,356.90	124,449.47		0.00
CURR	1,432,101.18	26.65-	93,998.42	17,055.22	1,455,832.72	70,266.88		0.00
DELO	79,770.31	1,391.06-	4,063.54-	81.00	21,524.18	54,182.59		0.00

07/01/2025 02:47:57 4872288  
TC298-D SELECTION: DEPOSIT  
RECEIPT DATE: ALL  
LOCATION: ALL

TAX COLLECTION SYSTEM  
DEPOSIT DISTRIBUTION  
INCLUDES AG ROLLBACK  
FROM: 06/01/2025 THRU 06/30/2025  
JURISDICTION: 0412 RIVER PLANTATION MUD

YEAR	FUND	TAX RATE	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	TIF AMOUNT	DISBURSE TOTAL	ATTORNEY	OTHER FEES	REFUND AMOUNT	PAYMENT AMOUNT
2024	M & O	.410000	10,594.90	.00	1,274.83	.00	11,869.73	.00	.00	.00	11,869.73
	I & S	.250000	6,460.32	.00	777.33	.00	7,237.65	.00	.00	.00	7,237.65
	TOTAL	.660000	17,055.22	.00	2,052.16	.00	19,107.38	.00	.00	.00	19,107.38
2023	M & O	.400000	49.85	.00	43.46	.00	93.31	62.82	.00	.00	156.13
	I & S	.250000	31.15	.00	27.16	.00	58.31	.00	.00	.00	58.31
	TOTAL	.650000	81.00	.00	70.62	.00	151.62	62.82	.00	.00	214.44
ALL	M & O		10,644.75	.00	1,318.29	.00	11,963.04	62.82	.00	.00	12,025.86
ALL	I & S		6,491.47	.00	804.49	.00	7,295.96	.00	.00	.00	7,295.96
ALL	TOTAL		17,136.22	.00	2,122.78	.00	19,259.00	62.82	.00	.00	19,321.82
DLO	M & O		49.85	.00	43.46	.00	93.31	62.82	.00	.00	156.13
DLO	I & S		31.15	.00	27.16	.00	58.31	.00	.00	.00	58.31
DLO	TOTAL		81.00	.00	70.62	.00	151.62	62.82	.00	.00	214.44
CURR	M & O		10,594.90	.00	1,274.83	.00	11,869.73	.00	.00	.00	11,869.73
CURR	I & S		6,460.32	.00	777.33	.00	7,237.65	.00	.00	.00	7,237.65
CURR	TOTAL		17,055.22	.00	2,052.16	.00	19,107.38	.00	.00	.00	19,107.38

TAX COLLECTION SYSTEM  
DEPOSIT DISTRIBUTION  
SUMMARY OF PAYMENTS AND REVERSALS  
FROM: 06/01/2025 THRU 06/30/2025  
JURISDICTION: 412 RIVER PLANTATION MUD

YEAR DEPOSIT	ACCOUNT NUMBER	EFF YR/MO	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	ATTORNEY CAUSE /REV	REFUND AMOUNT	PAYMENT AMOUNT
	2023 TOTAL		243.50	0.00	70.62	62.82	0.00	376.94
	2024 TOTAL		17,500.97	0.00	2,052.16	0.00	0.00	19,553.13
	TOTAL PAYMENTS		17,744.47	0.00	2,122.78	62.82	0.00	19,930.07
	2023 TOTAL		162.50-	0.00	0.00	0.00	0.00	162.50-
	2024 TOTAL		445.75-	0.00	0.00	0.00	0.00	445.75-
	TOTAL REVERSALS		608.25-	0.00	0.00	0.00	0.00	608.25-
	TOTAL FOR UNIT		17,136.22	0.00	2,122.78	62.82	0.00	19,321.82

Held Funds By Deposit Date - Property Tax File

Report run on: July 1, 2025 10:48 AM

For Deposit Dates 06/01/2025 thru 06/30/2025 as of 07/01/2025

Ver: 1.39

Tax Unit	Deposit Date	M & O Total	I & S Total	TIF Levy	TIF Interest	Fee Total	Total
	Grand Total						



Municipal Operations  
& Consulting, Inc.

MONTHLY OPERATIONS REPORT FOR RIVER PLANTATION MUD

June, 2025

Connections: 978  
Vacant: 39

REVENUE:	Water	LSGCD	Sewer	TCEQ	Taps	Deposits	Penalty	Misc.	TOTAL
	\$ 23,321.82	\$ 539.84	\$ 31,299.23	\$ 277.92	\$ -	\$ 2,200.00	\$ 785.32	\$ 5,110.72	\$ 63,534.85
BILLED CONS:	Residential	Builder/Temp	Multi-Family	Irrigation	STP/LS	Commercial	Total		
	7,303,000	10,000	0	235,000	863,000	214,000	8,625,000		

WATER:

Gallons pumped from Well No.2  
Gallons pumped from Well No.3  
Total Pumpage  
Total Gallons Billed  
Leaks, Construction, Flushing  
Pumped vs. Billed  
Pumped vs. Accounted  
Leaks repaired in District

05/19/25 - 06/18/25

1,653,000  
7,544,000  
9,197,000  
8,625,000  
5,000  
94%  
94%  
0

LSGCD - Well Permit

Permit Expires: 12/31/2025  
Permitted Authorization: 225,868,339  
June Withdrawal: 8,782,000  
Y-T-D Withdrawal: 48,771,000  
Amount Remaining: 177,097,339

Bacteriological samples: 6 Good

WASTEWATER TREATMENT PLANT

T.C.E.Q. Permit Number: WQ0010978001  
Permit expiration date: January 2, 2029

June, 2025

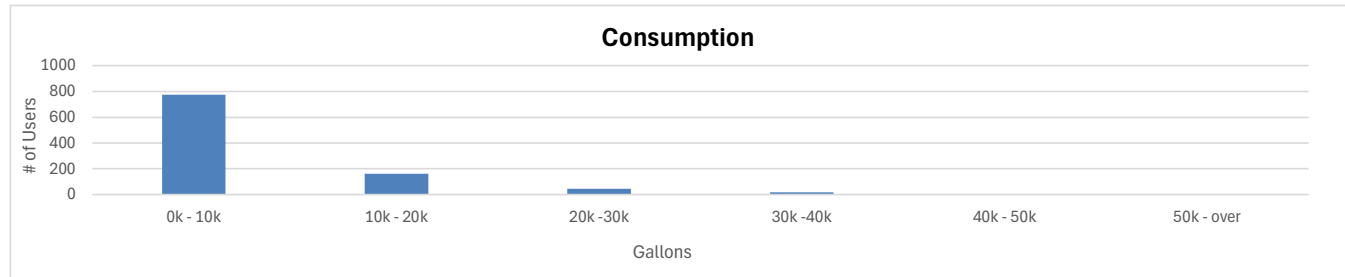
Average daily flow	422,367	Permitted Daily Flow	600,000	Measured by:
Average CBOD	2.28	Permitted CBOD	10	gal.per day
Average Total Suspended Solids	3.58	Permitted T.S.S.	15	mg/l
Average Ammonia Nitrogen	2.08	Permitted Ammonia Nitrogen	3	mg/l
Average PH	7.50	Permitted PH	6.00 - 9.00	STD UNIT
Average Dissolved Oxygen	7.70	Permitted Dissolved Oxygen (Min.)	6.0	mg/l
Maximum Chlorine Residual	3.88	Permitted Chlorine Maximum	4.0	mg/l
Minimum Chlorine Residual	1.14	Permitted Chlorine Minimum	1.0	mg/l
Average E. coli	1.00	Permitted E. coli	63.0	mpn/100 ml
Total Rainfall	12.50"			

Sewer Treatment plant is currently operating at 70% of the permitted capacity.

Total gallons of Reuse for the month of June - 4.928 MG

Reuse revenue - \$2,206.47

Aged Receivables:	Current	30 day	60 day	90 day	120 day	Total
	\$ 65,416.08	\$ 1,194.76	\$ 2,369.09	\$ 529.54	\$ 1,029.30	\$ 70,538.77

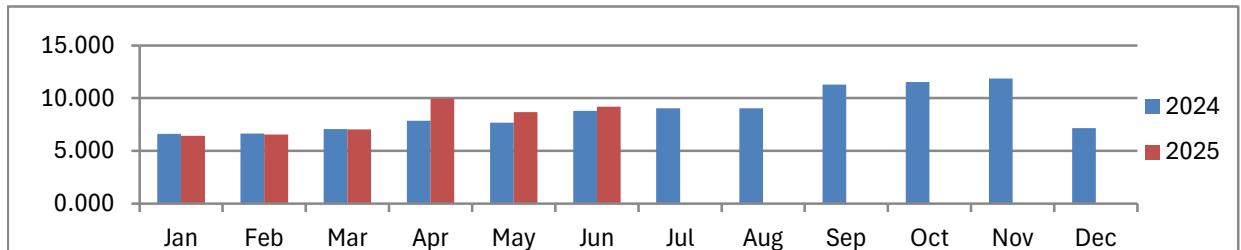


# River Plantation MUD

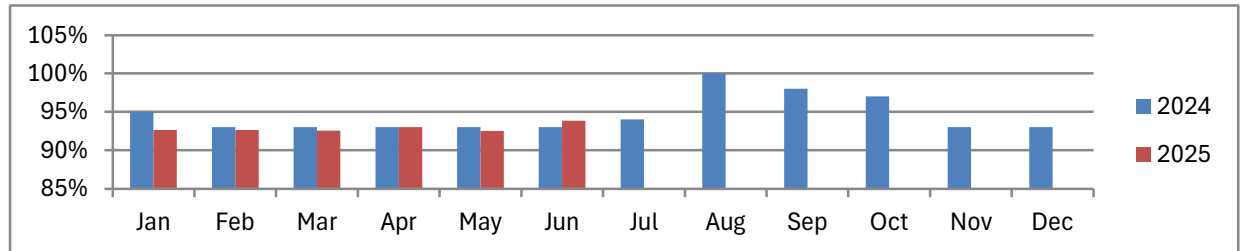
## Water Production and Accountability Report

Read Date	Produced	Billed	I/C	Leaks & Flushing	Accountability %	12 Month Avg.
12/19/23 - 01/18/24	6.613	6.261	0.000	0.005	95%	
01/18/24 - 02/19/24	6.650	5.960	0.000	0.200	93%	
02/19/24 - 03/18/24	7.062	6.411	0.000	0.130	93%	
03/18/24 - 04/17/24	7.846	7.102	0.000	0.160	93%	
04/17/24 - 05/17/24	7.675	7.063	0.000	0.040	93%	
05/17/24 - 06/18/24	8.804	7.726	0.000	0.450	93%	
06/18/24 - 07/17/24	9.030	8.471	0.000	0.015	94%	
07/17/24 - 08/16/24	9.040	9.025	0.000	0.005	100%	
08/16/24 - 09/18/24	11.274	11.058	0.000	0.005	98%	
09/18/24 - 10/17/24	11.510	11.177	0.000	0.005	97%	
10/17/24 - 11/18/24	11.846	9.404	0.000	1.560	93%	
11/18/24 - 12/18/24	7.150	6.588	0.000	0.030	93%	95%
12/18/24 - 01/17/25	6.411	5.880	0.000	0.060	93%	94%
01/17/25 - 02/17/25	6.534	5.923	0.000	0.130	93%	94%
02/17/25 - 03/19/25	7.026	5.974	0.000	0.530	93%	94%
03/19/25 - 04/21/25	9.944	8.549	0.000	0.700	93%	94%
04/21/25 - 05/19/25	8.667	7.337	0.000	0.680	93%	94%
05/19/25 - 06/18/25	9.197	8.625	0.000	0.005	94%	94%

### Water Production



### Water Accountability





EPA may make all the information submitted through this form (including all attachments) available to the public without further notice to you. Do not use this online form to submit personal information (e.g., non-business cell phone number or non-business email address), confidential business information (CBI), or if you intend to assert a CBI claim on any of the submitted information. Pursuant to 40 CFR 2.203(a), EPA is providing you with notice that all CBI claims must be asserted at the time of submission. EPA cannot accommodate a late CBI claim to cover previously submitted information because efforts to protect the information are not administratively practicable since it may already be disclosed to the public. Although we do not foresee a need for persons to assert a claim of CBI based on the types of information requested in this form, if persons wish to assert a CBI claim we direct submitters to contact the [NPDES eReporting Help Desk](#) for further guidance. Please note that EPA may contact you after you submit this report for more information.

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2040-0004). Responses to this collection of information are mandatory in accordance with this permit and EPA NPDES regulations 40 CFR 122.41(l)(4)(i). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information are estimated to average 2 hours per outfall. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address.

Permit

Permit #:

TX0025674

Major:

No

Permitted Feature:

001  
External Outfall

Permittee:

RIVER PLANTATION MUD

Permittee Address:

2727 ALLEN PKWY SUTIE 1100  
HOUSTON, TX 77019

Discharge:

001-A  
DOMESTIC FACILITY - 001

Facility:

RIVER PLANTATION MUD WWTF

Facility Location:

623 RIVER PLANTATION DR  
CONROE, TX 77302

Report Dates & Status

Monitoring Period:

From 06/01/25 to 06/30/25

DMR Due Date:

07/20/25

Status:

NetDMR Validated

Considerations for Form Completion

Principal Executive Officer

First Name:

Last Name:

Title:

Telephone:

No Data Indicator (NODI)

Form NODI: --

Parameter		Monitoring Location	Season #	Param. NODI		Quantity or Loading					Quality or Concentration							# of Ex.	Frequency of Analysis	Sample Type
Code	Name					Qualifier 1	Value 1	Qualifier 2	Value 2	Units	Qualifier 1	Value 1	Qualifier 2	Value 2	Qualifier 3	Value 3	Units			
00300	Oxygen, dissolved [DO]	1 - Effluent Gross	0	--	Sample						=	7.7					19 - mg/L	0	01/07 - Weekly	GR - Grab
					Permit Req.						>=	6.0 MO MIN					19 - mg/L		01/07 - Weekly	GR - Grab
					Value NODI															
00400	pH	1 - Effluent Gross	0	--	Sample						=	7.4			=	7.6	12 - SU	0	02/30 - Twice Per Month	GR - Grab
					Permit Req.						>=	6.0 MINIMUM			<=	9.0 MAXIMUM	12 - SU		02/30 - Twice Per Month	GR - Grab
					Value NODI															
00530	Solids, total suspended	1 - Effluent Gross	0	--	Sample	=	16.7			26 - lb/d			=	3.58	=	6.5	19 - mg/L	0	01/07 - Weekly	CP - Composite
					Permit Req.	<=	75.0 DAILY AV			26 - lb/d			<=	15.0 DAILY AV	<=	40.0 DAILY MX	19 - mg/L		01/07 - Weekly	CP - Composite
					Value NODI															
00610	Nitrogen, ammonia total [as N]	1 - Effluent Gross	0	--	Sample	=	9.57			26 - lb/d			=	2.08	=	5.4	19 - mg/L	0	01/07 - Weekly	CP - Composite
					Permit Req.	<=	15.0 DAILY AV			26 - lb/d			<=	3.0 DAILY AV	<=	10.0 DAILY MX	19 - mg/L		01/07 - Weekly	CP - Composite
					Value NODI															
50050	Flow, in conduit or thru treatment plant	1 - Effluent Gross	0	--	Sample	=	0.422367	=	1.02	03 - MGD								0	99/99 - Continuous	TM - Totalizer
					Permit Req.	<=	0.6 DAILY AV		Req Mon DAILY MX	03 - MGD									99/99 - Continuous	TM - Totalizer
					Value NODI															
50060	Chlorine, total residual	1 - Effluent Gross	0	--	Sample						=	1.14			=	3.88	19 - mg/L	0	01/01 - Daily	GR - Grab
					Permit Req.						>=	1.0 MO MIN			<=	4.0 MO MAX	19 - mg/L		01/01 - Daily	GR - Grab
					Value NODI															
51040	E. coli	1 - Effluent Gross	0	--	Sample								=	1.0	=	1.0	30 - MPN/100mL	0	02/30 - Twice Per Month	GR - Grab
					Permit Req.								<=	63.0 DAILY AV	<=	200.0 DAILY MX	30 - MPN/100mL		02/30 - Twice Per Month	GR - Grab
					Value NODI															
80082	BOD, carbonaceous [5 day, 20 C]	1 - Effluent Gross	0	--	Sample	=	8.49			26 - lb/d			=	2.28	=	3.0	19 - mg/L	0	01/07 - Weekly	CP - Composite
					Permit Req.	<=	50.0 DAILY AV			26 - lb/d			<=	10.0 DAILY AV	<=	25.0 DAILY MX	19 - mg/L		01/07 - Weekly	CP - Composite
					Value NODI															

Submission Note

If a parameter row does not contain any values for the Sample nor Effluent Trading, then none of the following fields will be submitted for that row: Units, Number of Excursions, Frequency of Analysis, and Sample Type.

Edit Check Errors

No errors.

## **RIVER PLANTATION MUNICIPAL UTILITY DISTRICT**

### **Resolution Adopting Policy for District Audio and Video Recording of Open Meetings**

The Board of Directors (the “Board”) of River Plantation Municipal Utility District (the “District”) met at the Board’s regular meeting place on July 24, 2025, with a quorum of directors present, as follows:

Julie Gilmer, President  
Timothy Goodman, Vice President  
Karl Sakocius, Secretary  
Thomas Vandever, Treasurer  
Mark V. Denham, Director

and the following absent:

None

when the following business was transacted:

Whereas, the Board has considered the District’s current practice of creating video recordings of all District Board meetings and has determined it is in the best interest of the District to adopt a policy for the audio and video recording of open meetings of the Board (the “Policy”) by the District to provide for a uniform procedure for the same; and

Whereas, the Board has determined that such a Policy should provide for the creation of an audio and video recording of open meetings of the Board by the District, but that such a Policy should also provide that District audio and video recordings are not to be posted to the District’s website or other readily accessible online medium, in each case to protect the District’s finances against the increasingly prevalent threat of cybercrime and fraud perpetuated domestically and abroad.

NOW, THEREFORE, be it resolved by the Board of Directors of the District as follows:

1. The foregoing statements are true and correct.
2. The District hereby adopts, ratifies and approves the attached Policy for District Audio and Video Recording of Open Meetings as presented and acknowledges the need to review and adopt the Policy for District Audio and Video Recording of Open Meetings on an as needed basis.

The President or Vice President is authorized to execute and the Secretary or Secretary Pro Tempore to attest this Resolution on behalf of the District.

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President

ATTEST:

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Secretary

I, the undersigned Secretary of the Board of Directors of River Plantation Municipal Utility District, hereby certify that the foregoing is a true and correct copy of the Resolution Adopting Policy for District Audio and Video Recording of Open Meetings adopted by said Board at its meeting on July 24, 2025, and a minute entry of that date showing the adoption thereof, the original of which resolution appears in the minute book of said Board, on file in the District's office.

I further certify that said meeting was open to the public, and that notice was given in compliance with the provisions of Tex. Gov't. Code Ann. § 551.001 et seq.

Witness my hand and seal of said District, this July 24, 2025.

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Secretary



## **RIVER PLANTATION MUNICIPAL UTILITY DISTRICT**

### **Policy for District Audio and Video Recording of Open Meetings July 24, 2025**

#### **I. Purpose**

The Board of Directors (the “Board”) of River Plantation Municipal Utility District (the “District”) has developed this Policy for District Audio and Video Recording of Open Meetings (the “Policy”) to provide for the recording of open meetings of the Board by the District and for the preservation of such recordings in accordance with the District’s records control schedule.

#### **II. Policy**

- (a) All open meetings of the Board shall be recorded in an audio-video format and shall be preserved in accordance with the District’s records control schedule, as adopted in the Order Adopting Records Control Schedule and Designating Records Management Officer approved by the Board on January 24, 2019 and as may be amended from time to time. All recordings of open meetings of the Board created in accordance with this Policy shall be considered public records of the District.
- (b) District recordings created pursuant to this Policy shall not be posted on the District’s website nor on any other readily accessible online medium by members of the Board, in each case to protect the District’s finances against the increasingly prevalent threat of cybercrime and fraud perpetuated domestically and abroad.
- (c) Pursuant to Chapter 552 of the Texas Government Code (the “Public Information Act”), District recordings created pursuant to this Policy shall be made available to any individual who has made a request for the same pursuant to and in accordance with the Public Information Act.
- (d) Pursuant to Chapter 551 of the Texas Government Code (the “Open Meetings Act”), no recording of any closed meeting of the Board, if created, may be made available to the public, and this policy does not provide for the creation of any recording of any closed meeting of the Board.
- (e) This Policy is not intended to and does not restrict any rights afforded to the public pursuant to applicable law and does not purport to regulate the recording or posting of open meetings of the Board by individuals or entities other than the District, the Board or representatives or agents of the District.
- (f) Recordings of meetings by the District shall be limited to a single recording which shall begin upon the start of the meeting and shall terminate upon adjournment.
- (g) Recordings shall be made in a manner intended to ensure that all of those present, including members of the public, are aware that the audio and video recording is being made including both the beginning and end of the recording.

### III. Review, Modification, and Application

The Board may review and by a majority vote reaffirm, modify, or rescind this Policy from time to time at its sole discretion. This Policy and any subsequent modification hereto shall only be applicable to subsequent open meetings of the Board.