

# **RIVER PLANTATION MUNICIPAL UTILITY DISTRICT**

## **BOARD MEETING MINUTES**

**April 24, 2025**

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

**DIRECTORS ABSENT:** Julie Gilmer (observing by Microsoft Teams)

**OTHERS PRESENT:** Betty Brown, Bruce Freeman, Mark Robin, Dee Judge, and Chris Horsley, District residents; Tiffany Loggins Carden, District bookkeeper; Taylor Reed, District engineer; Mario Garcia and Keith Arrant, District operators; and Loren Morales, District Financial Adviser.

### **OTHERS PRESENT BY MICROSOFT TEAMS:**

J. Davis Bonham, Jr., District attorney  
Austin T. Reed of Smith, Murdaugh, Little & Bonham, L.L.P.  
Paul Radich of the Radich Law Firm

### **FIRST ORDER: POLICY FOR VIDEO RECORDING OF MEETINGS**

The Board discussed the District's policy for the video recording of meetings. Davis Bonham then noted that the Board may adopt or agree to adopt a written policy for the video recording of meeting if the Board desires. After discussion, upon motion made by Director Sakocius, seconded by Director Vandever and unanimously carried, the Board elected to record and post the present meeting and future meetings of the Board pending the review, revision, and adoption of a written policy for the video recording of meetings.

### **SECOND ORDER: MINUTES OF THE MEETING(S) OF BOARD OF DIRECTORS**

The Board considered the March 27, 2025 meeting minutes. Upon motion made by Director Vandever, seconded by Director Denham and unanimously carried, the Board approved the minutes of the March 27, 2025 meeting as presented.

### **THIRD ORDER: RECEIVE COMMENTS FROM THE PUBLIC**

The Board opened the floor for public comment. Mr. Mark Robin addressed the Board regarding the District's policy for the video recording of meetings, noting his position in favor of the recording and posting of the District's Board meetings. Ms. Dee Judge then addressed the Board, concurring with Mr. Mark Robin.

### **FOURTH ORDER: FINANCIAL AND BOOKKEEPING MATTERS**

The Board recognized Tiffany Loggins Carden, who reviewed the bookkeeper's report in detail. 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. Ms. Loggins then noted that the annual escheatment of unclaimed funds to the State is reflected on this month's report. After discussion, upon motion made by Director Sakocius, 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 District bills.

**FIFTH ORDER: OPERATOR'S REPORT**

The Board recognized Mario Garcia and Keith Arrant, who presented the operator's report. The Board reviewed maintenance and repairs performed during the prior month in detail. The District maintained 978 connections and accounted for 93% of water produced. The operators noted that all bacteriological samples were compliant and that there were no breaches nor excursions for the reporting period. Director Vandever then inquired regarding certain operator overtime hours, which the operator addressed. After discussion, upon motion made by Director Vandever, seconded by Director Denham and unanimously carried, the Board approved the operator's report as presented.

**SIXTH ORDER: ENGINEER'S REPORT**

The Board recognized Taylor Reed who presented the engineer's report. The contractor for the East Ditch maintenance is expected to mobilize in May. Construction is underway for the wastewater treatment plant rehabilitation and electrical upgrades and the contractor is awaiting the generator delivery. Construction is substantially complete with respect to each of the sanitary sewer rehabilitation phase two and Plantation Village drainage improvements and pay application no. 1 & final in the amount of \$35,314 was presented for Board approval for the drainage improvements. Construction is underway for the repair of sanitary sinkholes, the storm sewer sinkhole at 726 Stonewall Jackson has been reviewed and is to be packaged with the next storm sewer repair project, and the proposed tap connection for the Cornerstone Church water line extension is being finalized. The engineer then requested authorization to begin designing the Mosswood rehabilitation project and storm sewer phase two rehabilitation. The engineer then noted that emergency approval has been received from the TCEQ for the 703 Fairway Oaks storm sewer failure and a bid has been solicited in the amount of \$217,405.00 for the repair, from Infrastructure Construction Services. The Board then considered approval and execution of the contract for the repair. After discussion, upon motion made by Director Denham, seconded by Director Sakocius and unanimously carried, the Board approved the engineer's report and the action items therein, including pay application no. 1 for the Plantation Village drainage improvements, the design authorization for each of the Mosswood rehabilitation project and storm sewer phase two rehabilitation, and the emergency repair and associated contract for the storm sewer failure at 703 Fairway Oaks.

**SEVENTH ORDER: RESOLUTION AUTHORIZING ISSUANCE AND DISTRIBUTION OF PRELIMINARY OFFICIAL STATEMENT**

The Board then recognized Loren Morales, who addressed the Board regarding the Resolution Authorizing the Issuance and Distribution of Preliminary Official Statement and Notice of Sale

for the District's \$8,050,000 Unlimited Tax Bonds, Series 2025, which the Board reviewed in detail, including as to the sale timeline, use of proceeds, anticipated principal and interest payments, call date, insurance, and the District's potential credit rating. The Board then offered revisions to the preliminary official statement with respect to certain items regarding developments in the District. After review and discussion, upon motion by Director Denham, seconded by Director Vandever and unanimously carried, the Board authorized the issuance and distribution of the Preliminary Official Statement and Official Notice of Sale for the District's \$8,050,000 Unlimited Tax Bonds, Series 2025.

#### **EIGHTH ORDER: PARK MAINTENANCE MATTERS**

The Board discussed park maintenance matters, including as to the replacement of missing signage and the success of recently installed pet waste facilities. After discussion, the Board directed the District's operator to obtain price quotes for replacement signage, including spares. Thereafter, upon motion made by Director Sakocius, seconded by Director Denham and unanimously carried, the Board authorized the acquisition and installation of two additional pet waste facilities. The Board then discussed a pond in the District, including as to lighting, which the District's operator noted he will investigate.

#### **NINTH 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. At 7:40 pm, the Board called a public hearing for violation of District rules, including each of an incident during which a motor vehicle damaged Charleston park and an incident during which minors operating a golf cart damaged Charleston Park while operating the golf cart off of the cart path. Mr. Radich recommended passing the hearing for the violation involving the motor vehicle damaging the park, noting that he is still working to establish contact with the responsible party, with which the Board concurred. Mr. Radich then noted that the responsible party with respect to the golf cart incident, Mr. Chris Horsley, is present. The Board noted that the District's park rules provide that the operation of a golf cart by an individual without a driver's license or learner's permit constitutes a violation, further to the prohibitions on reckless operation and damage to the park. Mr. Horsley then addressed the Board regarding the incident, noting that he has held his children, who had been operating the golf cart, responsible, and has had them rake and reseed the damaged turf. Mr. Horsley then presented pictures of the relevant turf, noting the photos were taken on April 23. After discussion, the Board suspended the hearing at 7:47 pm to enter executive session.


#### **TENTH ORDER: EXECUTIVE SESSION**

The Board entered executive session at 7:48 pm. The Board reconvened in open session at 8:14 pm.

**ELEVENTH ORDER: PENDING BUSINESS**

Upon motion made by Director Sakocius, seconded by Director Denham and unanimously carried, the Board assessed a penalty of \$450.00 for the violation of District rules with respect to the damage caused to Charleston Park by the operation of the golf cart by minors. The Board then noted that the final penalty amount was reduced due to Mr. Horsley's efforts to remedy the damage and to prevent any future violations. Mr. Horsley then thanked the Board and took leave of the meeting. Thereafter, Director Goodman addressed the Board regarding further park maintenance matters, noting that trees appear to be dying due to disease, including in an area adjacent to each of the District's and the Community Improvement Association's responsibility, and that cost sharing may be possible. After discussion, upon motion made by Director Goodman, seconded by Director Vandever and unanimously carried, the Board approved acquiring estimates for tree maintenance.

There being no further business, the meeting was adjourned.



---

Karl Sakocius  
Secretary

## RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

### NOTICE OF PUBLIC MEETING

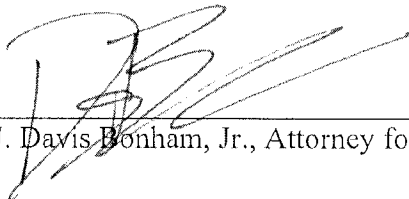
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **610 River Plantation Drive, Conroe, Texas 77302.**

The meeting will be held at **6:30 p.m.** on **Thursday, April 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. Policy for Video Recording of Meetings
3. Receive comments from the Public
4. Financial and bookkeeping matters including:
  - a. Bookkeeper's report
  - b. Tax Assessor-Collector's report
  - c. Review of investments
  - d. Payment of District bills
5. Park maintenance matters
6. Operator's Report
7. Engineer's Report
8. Resolution Authorizing Issuance and Distribution of Preliminary Official Statement
9. Violation of District rules; Public hearing for violation of District rules and damage to District property; assessment of penalties
10. Executive (closed) Session Pursuant to Texas Government Code Chapter 551 as necessary
11. Litigation Related to Damage to District Water Facilities by Tachus and Associated Contractors
12. Pending business



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