

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

NOTICE OF SPECIAL PUBLIC MEETING

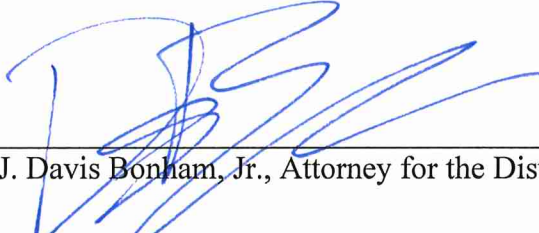
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **610 River Plantation Drive, Conroe, Texas 77302.**

The meeting will be held at **6:30 p.m. on Thursday, September 7, 2023.**

The subject of the meeting is to consider and act on the following:

1. Receive comments from the Public
2. Public Hearing on Proposed 2023 Tax Rate
3. Order Setting Tax Rate, Approving Tax Roll and Levying Tax for the Year 2023
4. Amendment to Statement of Directors
5. Order for Schedule of Water and Sewer Service Fees and Rates
6. Executive (closed) Session Pursuant to Texas Government Code §§ 551.071, 551.072, 551.074 and 551.076 as necessary
7. Pending business





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

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

**Order Setting Tax Rate, Approving Tax Roll, and Levying
Maintenance and Operation Tax for the Year 2023**

The Board of Directors (“Board”) of River Plantation Municipal Utility District (“District”) met at the district’s regular meeting place on September 7, 2023, in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

Julie Gilmer, President
Timothy Goodman, Vice President
Betty Brown, Secretary
Karl Sakocius, Assistant Secretary
Thomas Vandever, Treasurer

and the following directors absent:

None

when the following business was transacted:

The Order set out below was introduced and considered by the Board. It was then moved, seconded and unanimously carried that the following Order be adopted:

Whereas, the Chief Appraiser of the Appraisal District in which the District participates has certified the tax roll of the District for the year 2023.

Whereas, in determining the tax rate to be levied, the Board has considered 1) the amount which should be levied for maintenance and operation purposes; 2) the amount which should be levied for the payment of principal, interest, and redemption price of each series of bonds or notes payable in whole or in part from taxes; and 3) the percentage of anticipated tax collections and the cost of collecting taxes, all in accordance with § 54.602(b) of the Texas Water Code.

Whereas, a majority of the electors voting in an election held for and within the District have heretofore approved and authorized the levy and collection of a tax for operations and maintenance purposes.

Therefore be it ordered by the Board of Directors as follows:

I.

The Board hereby directs that there be levied on all taxable property within the District an ad valorem tax for the year 2023 at the rate of \$0.25 per \$100 of assessed valuation for debt service.

II.

The Board hereby directs that there be levied on all taxable property within the District an ad valorem tax for the year 2023 at the rate of \$0.44 per \$100 of assessed valuation for maintenance and operations.

III.

The Board hereby approves the tax roll of the District as prepared by the tax assessor-collector for the year 2023.

IV.

Taxes shall be due and payable when billed and shall be paid on or before January 31, 2024. All taxes not paid before February 1, 2024 shall become delinquent on that date, and penalty and interest will be added in accordance with the Texas Property Tax Code.

V.

The Board hereby authorizes and instructs the District's tax assessor-collector to assess and collect the taxes authorized by the Board in this Order.

VI.

The Board hereby authorizes the President, Vice President, or President Pro Tempore to execute this Order and Secretary, Assistant Secretary or Secretary Pro Tempore to attest to this Order on behalf of the Board and the District, and to do any and all things necessary to give effect to the intent hereof.

JULIE GILMER

President

ATTEST:

BETTY BROWN

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 Order setting a tax rate for the year 2023, and minute entry showing its adoption at the Board's special meeting held on September 7, 2023, the originals of which Order and minute entry are on file in the minute book of the Board in the District's office.

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

Witness my hand and the seal of said District, this September 7, 2023.

Secretary



Amendment to Statement of Directors Furnishing Information
Required by Section 49.455(b), Texas Water Code, as Amended

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

Whereas, the governing body of River Plantation Municipal Utility District has heretofore filed with the County Clerk of the County (or Counties) in which said District is located a Statement of Directors Furnishing Information Required by Section 49.455(b), Texas Water Code, as amended (hereinafter called the “Statement”).

Whereas, certain changes have recently been made in the information contained in said Statement, and an amendment should be filed setting forth such changes, as required by Section 49.455(e) of said Code.

Now, therefore, the undersigned, who constitute a majority of the directors of District, file the following amendment to said Statement, hereby affirming and acknowledging that the following information is true and correct:

1. Sections 3 and 9 of said Statement are hereby amended in their entirety and shall hereafter read as follows:

“Section 3. The most recent tax levied by the District on property located within the District is that for the year 2023, and the rate is \$0.69 per \$100 assessed valuation.”

“Section 9. The particular form of Notice of Purchasers required by Section 49.452 to be furnished by a seller to a purchaser of real property in the District completed with all required information is as follows:

**“NOTICE TO PURCHASER OF SPECIAL
TAXING OR ASSESSMENT DISTRICT**

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

The real property that you are about to purchase is located in River Plantation Municipal Utility District and may be subject to district taxes or assessments. The district may, subject to voter approval, impose taxes and issue bonds. The district may impose an unlimited rate of tax in payment of such bonds.

The current rate of the district property tax is \$0.69 on each \$100 assessed valuation.

The total amounts of bonds payable wholly or partly from property taxes, excluding refunding bonds that are separately approved by the voters and excluding any bonds or any portions of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by voters are:

\$22,620,000 for water, sewer, and drainage facilities;
\$0.00 for road facilities; and
\$2,000,943 for parks and recreational facilities.

The aggregate initial principal amounts of all such bonds issued are:

\$11,670,000 for water, sewer, and drainage facilities;
\$0.00 for road facilities; and
\$1,675,000 for parks and recreational facilities.

The district is located wholly or partly in the extraterritorial jurisdiction of the City of Conroe. Texas law governs the ability of a municipality to annex property in the municipality's extraterritorial jurisdiction and whether a district that is annexed by the municipality is dissolved.

The district has entered into a strategic partnership agreement with the City of Conroe. This agreement may address the timeframe, process, and procedures for the municipal annexation of the area of the district located in the municipality's extraterritorial jurisdiction.

The purpose of the district is to provide water, sewer, drainage, flood control, parks and recreational or other types of facilities and services. The cost of district facilities is not included in the purchase price of your property.

Date

Signature of Seller

[ACKNOWLEDGMENT OF SELLER]

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ANNUALLY ESTABLISHES TAX RATES. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property or at closing of the purchase of the real property.

Date

Signature of Purchaser

[ACKNOWLEDGMENT OF PURCHASER]"

Date this _____, 2023.

Julie Gilmer
President and Director

Timothy Goodman
Vice President and Director

Betty Brown
Secretary and Director

Thomas Vandever
Treasurer and Director

Karl Sakocius, Assistant Secretary and Director



THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on _____, 2023,

by _____

the directors and officers of River Plantation Municipal Utility District, by and on behalf of the District.

Notary Public, State of TEXAS

AFTER RECORDING RETURN TO:
SMITH, MURDAUGH, LITTLE & BONHAM, L.L.P.
2727 Allen Parkway, Suite 1100
Houston, Texas 77019

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

Order for Adoption of Schedule of
Water and Sewer Service Fees and Rates

The Board of Directors (“Board”) of River Plantation Municipal Utility District (the “District”) met at the Board’s regular meeting place on September 7, 2023 with a quorum of directors present, as follows:

Julie Gilmer, President
Timothy Goodman, Vice President
Betty Brown, Secretary
Karl Sakocius, Assistant Secretary
Thomas Vandever, Treasurer

and the following directors absent:

None

when the following business was transacted:

The Order set out below was introduced and considered by the Board. It was then moved, seconded and unanimously carried that the following Order be adopted:

WHEREAS, the District has adopted a Resolution for Adoption of Order Establishing Policies and Rates for Water and Sewer Service (the “Rate Order”);

WHEREAS, the Board desires to adopt a Schedule of Water and Sewer Service Fees and Rates for the services provided in said Rate Order;

WHEREAS, any previous orders and amendments thereto, heretofore adopted by the Board, providing for rates for water and sewer services for customers within the District, is hereby revoked upon the effective date of this Order;

WHEREAS, the Order hereinafter set forth shall become effective on September 18, 2023.

THEREFORE, be it ordered by the Board of Directors as follows:

I.

The Board hereby approves and adopts the Schedule of Water and Sewer Service Fees and Rates, attached here to as Exhibit A.

II.

The Board hereby authorizes and instructs the District's operator to assess and collect water and sewer fees and rates pursuant to the attached Schedule of Water and Sewer Services Fees and Rates, attached here to as Exhibit A, as authorized by the Board in this Order.

III.

The Board hereby authorizes the President or Vice President to execute this Order and the Secretary or Assistant Secretary to attest to this Order on behalf of the Board and the District, and to do any and all things necessary to give effect to the intent hereof.

Passed and adopted this September 7, 2023.

JULIE GILMER

President

ATTEST:

BETTY BROWN

Secretary

Exhibit "A"

River Plantation Municipal Utility District

Schedule of Water and Sewer Service Fees and Rates

Corresponding Section in Rate Order	Description of Fee / Rate	Fee / Rate
Section 1.6 <u>Plumbing material restrictions: Customer Service Inspection Certifications</u>	Customer service inspection performed by District	\$75.00 Residential \$125.00 Commercial
Section 2.2. <u>Termination of service upon request of consumer</u>	Discontinuing of Service Restoring of Service	\$50.00 \$50.00
Section 2.3. <u>Termination of service upon initiative of District</u>	Delinquency Notice Door Tag	\$15.00 \$30.00
Section 2.3 <u>Termination of service upon initiative of District</u>	Restoration of Terminated Service Additional deposit after meter pulled	\$50.00 \$100.00
Section 2.6 <u>Deposit to Secure Payment</u>	Owner Occupied Non-Owner Occupied Additional deposit after termination	\$150.00 \$250.00 \$100.00
Section 2.7 <u>Commercial Deposit</u>	Commercial Accounts Temporary Hydrant Meter Temporary Inspection/Cleanup Fee (max 5 days)	\$400.00 \$400.00 \$30.00
Section 2.8 <u>Transfer Fee</u>	Builder to initial and subsequent occupants Occupant whose service was previously disconnected at consumer's address and restoration charge was not paid	\$30.00 \$30.00
Section 2.10 <u>Facility Inspections</u>	Inspection Re-Inspection	One inspection included in tap fee. \$50.00
Section 3.1 <u>Residential Water Tap Charges</u>	Up to and including a ¾" connection Extra/additional connection (including sprinkler system, swimming pool, etc.)	\$800.00 plus additional charges if boring is necessary \$800.00 plus additional charges if boring is necessary

	1" connection and over 1" connections	\$1,000.00 plus any additional costs of oversized or special equipment
Section 3.2 <u>Residential and Commercial Sewer Tap Inspection Fee</u>	Residential (per tap) Commercial (per tap)	\$50.00 \$125.00
Section 3.3 <u>Commercial water and sewer tap charges</u> Water Tap Charges	Up to and including a ¾" connection 1" connection and over 1" connections	Cost plus 200% Cost plus 200%
Section 3.4 <u>Temporary construction service and construction-related charges</u>	Temporary connection (10 days) Construction Fee (for each builder or individual building a residential unit) Deposit Construction Deposit Late Fee Water Tap Fee Water Tap Late Fee Wastewater Tap Fee Wastewater Tap Late Fee	\$30 connect/\$30 disconnect \$400.00 \$150.00 \$200.00 \$400.00 \$100.00 \$500.00 \$100.00
Section 4.1 <u>Monthly rates for water service</u>	<u>Residential Consumers</u> First 3,000 gallons of water used 3,001 to 10,000 gallons 10,001 to 20,000 gallons 20,001 to 30,000 gallons 30,001 to 40,000 gallons 40,001 to 50,000 gallons over 50,001 gallons Monthly Fee for additional tap (e.g. sprinklers, swimming pools, etc.) Monthly fee for swimming pool backwash or overflow line <u>Apartments</u>	Minimum \$15.00 for ¾" meter \$19.50 for 1" meter \$25.35 for 1 ½" meter \$30.85 for 2" meter \$3.35/1,000 gallons \$3.70/1,000 gallons \$4.18/1,000 gallons \$4.70/1,000 gallons \$5.59/1,000 gallons \$7.06/1,000 gallons \$9.80 \$21.00 Same rates as Residential Consumers

	<u>Commercial Consumers and Nontaxable Entities</u>	Same rates as Residential Consumers
Section 4.2 <u>Monthly rates for sewer service</u>	<u>Residential Consumers</u> First 3,000 gallons of water used over 3,001 gallons <u>Apartments</u> <u>Commercial Consumers and Nontaxable Entities</u>	Minimum \$36.50 for 3/4" meter \$54.15 for 1" meter \$74.10 for 1 1/2" meter \$90.60 for 2" meter \$45.90 for 3/4" meter \$70.60 for 1" meter \$95.30 for 1 1/2" meter \$116.47 for 2" meter Same rates as Residential Consumers Same rates as Residential Consumers
Section 4.3 <u>Monthly rates to builders for water and sewer service</u>	Rate for unoccupied residences	Same rates as Residential Consumers
Section 4.4 <u>Irrigation water rate for Community Consumers</u>	First 3,000 gallons of water used 3,001 to 10,000 gallons 10,001 to 20,000 gallons 20,001 to 30,000 gallons 30,001 to 40,000 gallons 40,001 to 50,000 gallons over 50,001 gallons Monthly Fee for additional tap (e.g. sprinklers, swimming pools, etc.) Monthly fee for swimming pool backwash or overfill line	Minimum \$12.75 for 3/4" meter \$16.50 for 1" meter \$21.45 for 1 1/2" meter \$26.15 for 2" meter \$2.85/1,000 gallons \$3.15/1,000 gallons \$3.55/1,000 gallons \$4.00/1,000 gallons \$4.75/1,000 gallons \$6.00/1,000 gallons \$9.80 \$21.00
Section 4.6 <u>Penalty for failure to pay bill before delinquent</u>		10% of amount of bill
Section 4.7 <u>Returned checks</u>	Processing Fee	\$30.00
Section 4.8 <u>Grease trap inspection</u>	Monthly Fee	\$60.00

	Re-inspection	\$60.00
Section 4.9 <u>Regulatory assessment</u>	Regulatory assessments	0.5% of District's charges for water and sewer service (NOT listed on bill)
Section 4.10 <u>Additional fees for Lone Star Groundwater Conservation District ("LSGCD")</u> (All Consumers)	Groundwater use and transportation fees	\$0.085 per 1,000 gallons
Section 4.11 <u>Swimming Pool, Hot Tub, and Spa Inspections and Fee</u>	Inspection fee	\$600.00
Section 5.1 <u>Title, tampering, maintenance, setting</u>	Repair charges	At cost
Section 5.1e)	Consumer requested meter re-reads	First meter re-read at no charge to Consumer; thereafter \$50.00 for additional re-reads if initial reading was accurate.
Section 5.1f)	Consumer requested meter testing	Consumer responsible for Actual Cost of meter accuracy test if testing shows that meter is accurate within acceptable limits.
Section 6.1 <u>Penalties</u>	Penalties	Per § 27.031, Texas Gov't Code, currently \$20,000

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 Order for Adoption of Schedule of Water and Sewer Fees and Rates for the District, adopted by said board at its regular meeting of September 7, 2023, together with excerpts from the minutes of said Board's meeting on that date showing the adoption of said Order, as same appear of record in the official minutes of the Board on file in the District's office.

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

Witness my hand and the official seal of said District this September 7, 2023.

Secretary

