

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

BOARD MEETING MINUTES

March 27, 2025

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

DIRECTORS ABSENT: None

OTHERS PRESENT: Betty Brown, District resident; Tiffany Loggins Carden, District bookkeeper; Taylor Reed, District engineer; and Mario Garcia, District operator.

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

Director Gilmer addressed the Board regarding the District's practice of making video recordings of Board meetings, which the Board discussed. Director Gilmer noted that suspending the recording of Board meetings may encourage attendance by members of the public. The Board then discussed the practice, including as to whether to suspend recording of the present meeting and how to provide notice of any policy change to the public. After discussion, Director Gilmer made a motion to suspend recording of Board meetings for the present meeting and for the April and May meetings. Directors Gilmer and Goodman voted in favor and Directors Vandever, Sakocius, and Denham voted against. After further discussion, upon motion made by Director Goodman, seconded by Director Sakocius and carried with Directors Goodman, Sakocius, Vandever, and Denham in favor and Director Gilmer against, the Board elected to record and post the present meeting. Upon motion made by Director Goodman, seconded by Director Denham and carried with Directors Goodman, Sakocius, Vandever, and Denham in favor and Director Gilmer against, the Board suspended recording of its meetings for the months of April and May.

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

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

THIRD ORDER: RECEIVE COMMENTS FROM THE PUBLIC

The Board opened the floor for public comment. There were no comments from the public.

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. The Board provided comments as to the labelling of checks presented. After discussion, upon motion made by Director Vandever, seconded by Director Goodman 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: PARK MAINTENANCE MATTERS

The Board discussed park maintenance matters, including as to the District's park bench program and associated plaques. Director Goodman then addressed the Board regarding an incident involving the use of a golf cart on a tee box in the District's greenspace in violation of the District's park rules. Thereafter, the Board discussed tree maintenance and the removal of dead trees and debris from the District's greenspace.

SIXTH ORDER: OPERATOR'S REPORT

The Board recognized Mario Garcia, 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 operator noted an excursion related to ammonia at the District's wastewater treatment plant which has since been remedied. Upon motion made by Director Goodman, seconded by Director Vandever and unanimously carried, the Board approved the operator's report as presented.

SEVENTH ORDER: ENGINEER'S REPORT

The Board recognized Taylor Reed who presented the engineer's report. The District's MS4 permit has been submitted. With respect to design projects, the wastewater treatment plant rehabilitation and electrical upgrades remain underway and pay application no. 7 in the amount of \$163,303.00 was presented for approval. Construction remains underway for the sanitary sewer rehabilitation phase 2 project. The electrical conduit has been installed to the District's irrigation system at Charleston Park. The water plant no. 2 electrical upgrades are substantially complete and pay applications no. 9 and no. 10 & final in the amount of \$9,200.00 and \$27,573.45 respectively were presented for approval. Construction is substantially complete awaiting turf establishment for the Plantation Village drainage improvements. The engineer then noted that FEMA has awarded approximately \$24,000 for the generator run times during the weather events of April through June, 2024. Further, the engineer noted that the sanitary sewer sinkholes have been repaired except as to a storm sewer issue discovered during the work, after which change order no. 1 in the amount of \$31,910 relating thereto was presented for approval. The engineer then addressed the Board regarding a storm sewer failure at 703 Fairway Oaks, noting that design is underway and requesting authorization to move forward with repairs on an emergency basis, including advertising for bids with the consent of a delegation of two members of the Board. Thereafter, the engineer presented

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a cost estimate for a water line extension to serve Cornerstone Church. After discussion, upon motion made by Director Sakocius, seconded by Director Goodman and unanimously carried, the Board approved the water line extension to serve Cornerstone Church. Upon motion made by Director Gilmer, seconded by Director Goodman and unanimously carried, the Board approved the advertisement for bids for the repair of the storm sewer failure at 703 Fairway Oaks on an emergency basis after review and approval by a delegation of two members of the Board. Upon motion made by Director Sakocius, seconded by Director Denham and unanimously carried, the Board approved the engineer's report and the action items therein.

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

Director Gilmer addressed the Board regarding coordination with the Montgomery County Constables with respect to a District enforcement matter. Thereafter, Mr. Paul Radich and Mr. Davis Bonham noted that no material developments have occurred concerning District enforcement or litigation matters since the Board's last regular meeting.

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, March 27, 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. Depository Pledge Agreement with Central Bank
 - c. Tax Assessor-Collectors' report
 - d. Review of investments
 - e. Payment of District bills
4. Park maintenance matters
5. Operator's Report
6. Engineer's Report
7. Violation of District rules; Public hearing for violation of District rules and damage to District property; assessment of penalties
8. Executive (closed) Session Pursuant to Texas Government Code Chapter 551 as necessary
9. Litigation Related to Damage to District Water Facilities by Tachus and Associated Contractors
10. Pending business





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