

MINUTES  
CIMARRON MUNICIPAL UTILITY DISTRICT OF HARRIS COUNTY, TEXAS

September 16, 2020

The Board of Directors (the "Board") of Cimarron Municipal Utility District (the "District") met in regular session by teleconference, with access by telephone available to the public, pursuant to Texas Government Code Section 551.125 and Governor Greg Abbott's emergency disaster declaration dated March 13, 2020, on the 16<sup>th</sup> day of September, 2020, and the roll was called of the members of the Board being present by telephone:

Richard May	President
David F. Jones	Vice President
David Aitken	Secretary
John Linn	Assistant Secretary
Gary Russell	Assistant Vice President

and all the above were present via teleconference, thus constituting a quorum.

Also attending by teleconference were: Mike Baker of Freeway Properties; Adam Cohen of Robert W. Baird & Co. Incorporated; Lauren Martin of Municipal Accounts & Consulting, L.P. ("MAC"); Brenda McLaughlin of Bob Leared Interests, Inc.; Brian Bare of Si Environmental, LLC; Abraham Rubinsky of Schwartz, Page & Harding, LLP; Erik Spencer of Vogler and Spencer Engineering, Inc.; Darrell Witt, director of Harris-Ft. Bend Counties Municipal Utility District No. 3 ("HFB 3"); Michael Murr of Murr, Inc.; and Greer Pagan and Jane Miller of Allen Boone Humphries Robinson LLP ("ABHR").

Mr. Pagan reviewed certain recommended protocols for conducting the District's meeting via teleconference. He announced that the meeting was being recorded and that consultant reports presented at the meeting were posted online and available to the public in the form of an "agenda packet" prior to the start of the meeting at [www.districtdirectory.org/agendapackets/cimarronmud](http://www.districtdirectory.org/agendapackets/cimarronmud).

PUBLIC COMMENT

There being member of the public present or requesting to make public comment, Director May moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the District's regular meeting held on August 19, 2020. Following review and discussion, Director Linn moved to

approve the minutes for the District's regular meeting on August 19, 2020. Director May seconded the motion, which passed unanimously.

### SECURITY PATROL

Mr. Rubinsky and Mr. Witt discussed proposed cost sharing between the District and HFB 3 for buildout of a proposed patrol storefront for the Harris County Sheriff's Office ("HCSO") in HFB 3. Mr. Baker said the HCSO needs approximately \$50,000 to complete the proposed buildout. The Board concurred to move forward and ask Harris County to draft an agreement by and among Harris County, the District and HFB.

### FINANCIAL AND BOOKKEEPING MATTERS

Ms. Martin reviewed the bookkeeper's report, a copy of which is attached, and considered payment of the bills. Following review and discussion, Director Jones moved to approve the bookkeeper's report and payment of the bills. Director Russell seconded the motion, which passed unanimously.

### TAX ASSESSMENT AND COLLECTIONS MATTERS AND COLLECTION OF DELINQUENT TAXES

Ms. McLaughlin reviewed a written tax assessor/collector's report and a report from the District's delinquent tax attorney, copies of which are attached. Following review and discussion, Director May moved to approve the tax assessor/collector's report, including payment of bills. Director Jones seconded the motion, which passed unanimously.

### 2020 TAX RATE

The Board considered the District's 2020 tax rate.

Mr. Cohen distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2020 total tax rate of \$0.365 per \$100 of assessed valuation, based on the District's initial 2020 certified value of \$919,845,676, plus \$181,409,461 representing 19.72% of the uncertified value under protest. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate. Mr. Pagan discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Aitken moved to: (1) set the public hearing date for October 21, 2020; (2) authorize the tax assessor/collector to publish notice in the Katy Times of the District's meeting on October 21, 2020, to consider the proposed 2020 total tax rate of \$0.365 per \$100 of assessed valuation, with \$0.20

allocated for debt service on water, sewer, and drainage bonds and \$.165 allocated for operations and maintenance. Director Russell seconded the motion, which passed unanimously.

#### ENGINEERING MATTERS AND DEVELOPMENT

Mr. Spencer reviewed the engineer's report, a copy of which is attached, and updated the Board regarding the status of bids for sanitary sewer repairs identified during televising.

#### PROFESSIONAL ENGINEERING SERVICES AGREEMENT

Mr. Spencer next presented a Professional Engineering Services Agreement with Vogler and Spencer Engineering, Inc. Following review and discussion, Director Jones moved to approve the agreement. Director Aitken seconded the motion, which passed unanimously.

#### STORM WATER PERMITTING MATTERS

There was no discussion for this agenda item.

#### LANDSCAPING AND TRAIL REPORT

Mr. Murr discussed landscaping maintenance and improvements in the District, A copy of Murr, Inc.'s report is attached.

#### POND MAINTENANCE AND MOWING

There was no discussion for this agenda item.

#### OPERATION OF DISTRICT FACILITIES AND TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS

Mr. Bare reviewed the operator's report, a copy of which is attached.

The Board received and reviewed the residents listed on the delinquent statement of the operator's report who were mailed written notice prior to this meeting, notifying them of the opportunity to appear before the Board of Directors to explain, contest or correct the utility service bill and to show reason why utility service should not be terminated for reason of nonpayment.

Following discussion, Director May moved to (1) approve the operating report; and (2) that, since the residents on the termination list were neither present at the

meeting nor had presented any statement on the matter, utility service should be terminated in accordance with procedures set forth in the Rate Order, with additional customer notice, as discussed. Director Russell seconded the motion, which passed unanimously.

#### WEST MEMORIAL REGIONAL WASTEWATER TREATMENT PLANT MATTERS

Director Russell reported regarding the most recent meeting of the West Memorial Municipal Utility District ("West Memorial") and progress made on planning for West Memorial's generator upgrade project.

#### WEST HARRIS COUNTY REGIONAL WATER AUTHORITY ("WHCRWA") MATTERS

There was no discussion for this agenda item.

#### INSURANCE

The Board reviewed a renewal proposal from McDonald Wessendorff for the District's insurance policies and discussed optional coverages. After review and discussion, Director May moved to approve the renewal proposal and direct that the proposal be filed appropriately and retained in the District's official records. Director Linn seconded the motion, which passed unanimously.

#### DISTRICT WEBSITE

There was no discussion for this agenda item.

#### GARBAGE COLLECTION MATTERS

There was no discussion for this agenda item.

There being no further business to come before the Board, the meeting was adjourned.



*David Aitken*  
Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

Minutes  
Page

bookkeeper's report .....	2
tax assessor/collector's report .....	2
engineer's report .....	3
operator's report.....	3