

MINUTES
CIMARRON MUNICIPAL UTILITY DISTRICT OF HARRIS COUNTY, TEXAS

September 15, 2021

The Board of Directors (the "Board") of Cimarron Municipal Utility District of Harris County, Texas (the "District"), met in regular session, open to the public, on the 15th day of September, 2021, at the regular meeting place outside the boundaries of the District, and the roll was called of the members of the Board:

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

and all the above were present or participating via video conference, thus constituting a quorum.

Also attending were: Erik Spencer of Vogler and Spencer Engineering, Inc. ("Volger"); Chip Patronella of Champions ("Champions"); Michael Murr of Murr, Inc. ("Murr"); Brenda McLaughlin of Bob Leared Interests, Inc; Taylor Watson of Municipal Accounts & Consulting, L.P.; Brian Bare of Si Environmental, LLC ("Si"); Deputy Hawn of Harris County Sheriff's Office ("HCSO"); and Greer Pagan and Meagan Guilmenot 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.

PUBLIC COMMENT

The Board opened the meeting for public comments. There being no member of the public present or requesting to make public comment, the Board moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the August 18, 2021, regular meeting. Following review and discussion, Director Russell moved to approve the minutes of the August 18, 2021, regular meeting, as submitted. Director Jones seconded the motion, which passed unanimously.

SECURITY MATTERS

The Board received and reviewed a monthly call report from the HCSO. Deputy Hawn gave an update on District security matters.

DISTRICT 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 Linn moved to approve the renewal proposal and direct that the proposal be filed appropriately and retained in the District's official records. Director Jones seconded the motion, which passed unanimously.

ACCEPT RESIGNATION OF DIRECTOR MAY AND DISCUSS APPOINTMENT OF NEW DIRECTOR

Mr. Pagan reported that Director May's submitted his resignation to the Board. The Board discussed procedures related to filling the vacancy on the Board. The Board concurred to table the appointment of a new director until the next meeting.

Director Aitken inquired about potential district locations for future Board meetings. Discussion ensued. After further discussion, ABHR agreed to look into in-district meeting locations and add an agenda item for the next meeting for further discussion.

FINANCIAL AND BOOKKEEPING MATTERS

The Board received 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

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. After review and discussion, Director Linn moved to approve the tax assessor/collector's report, including payment of bills. Director Russell seconded the motion, which carried unanimously.

2021 TAX RATE

The Board discussed the District's development status. After fully considering relevant data, information, and statutory definitions, Director Russell moved to adopt a Resolution Regarding Development Status for 2021 Tax Year establishing the District as a Developed District for the 2021 tax year, pursuant to Section 49.23603, Texas Water Code, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Linn seconded the motion, which passed unanimously.

Mr. Cohen distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2021 total tax rate of \$0.3500 per \$100 of assessed valuation, based on the District's initial 2021 certified value of \$1,039,585,863, plus \$ 97,068,594 representing 80% 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 Russell moved to: (1) set the public hearing date for October 20, 2021; (2) authorize the tax assessor/collector to publish notice in the Katy Times of the District's meeting on October 20, 2021, to consider the proposed 2021 total tax rate of \$0.3500 per \$100 of assessed valuation, with \$0.195 allocated for debt service on water, sewer, and drainage bonds and \$.0.155 allocated for operations and maintenance. Director Linn seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Spencer reviewed an engineering report, a copy of which is attached, and updated the Board on pending projects.

Mr. Spencer updated the Board on the Phase 5 Sanitary Sewer Rehabilitation Project and reviewed and recommended approval of Pay Application No. 4 and Final in the amount of \$32,438.04, payable to Texas Pride Utilities ("Texas Pride").

Mr. Spencer then reported a sinkhole at a resident's home, possibly due to a power pole that damaged the sanitary sewer line. Discussion ensued. After further discussion, Volger requested Si to televise the line to capture the cause, repairs, and cost.

Mr. Spencer reviewed an updated Capital Improvement and Maintenance Plan with the Board, including proposed improvements for facilities shared with West Memorial Municipal Utility District and Harris-Fort Bend Counties Municipal Utility District No. 5.

After review and discussion, Director Aitken moved to (1) approve the engineer's report; (2) approve Pay Application No. 4 and Final in the amount of \$32,438.04, submitted by Texas Pride; and (3) authorize the additional televising of the District's sanitary sewer line. Director Jones seconded the motion, which passed by unanimous vote.

STORM WATER PERMITTING MATTERS

There was no discussion on this agenda item.

LANDSCAPING AND TRAIL REPORT

Mr. Murr reviewed a landscaping maintenance report, a copy of which is attached.

Mr. Murr then reported that there might be a plant disease affecting the District's roses, which Murr is currently monitoring.

POND MAINTENANCE AND MOWING

The Board reviewed a report on pond mowing and maintenance in the District. A copy of Champions' report is attached.

OPERATION OF DISTRICT FACILITIES

Mr. Bare reviewed the operator's report, a copy of which is attached, and updated the Board regarding District operations and facilities.

Following discussion, Director Linn moved to approve the operator's report. Director Russell seconded the motion, which passed by unanimous vote.

TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS

Mr. Bare presented a list of delinquent customers and reported the residents on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to the meeting of the opportunity to appear before the Board of Directors to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment. Following review and discussion, Director Linn moved to authorize termination of delinquent accounts in accordance with the District's Rate Order and direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Russell seconded the motion, which passed by unanimous vote.

WEST MEMORIAL REGIONAL WASTEWATER TREATMENT PLANT MATTERS

Director Russell updated the Board on the status of the contract for the generator upgrade project.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY (“WHCRWA”) MATTERS

There was no discussion on this agenda item.

DEVELOPMENT IN THE DISTRICT

There was no discussion for this agenda item.

DISTRICT WEBSITE

The Board discussed House Bill 1154 as it relates to the District’s website compliance requirements.

GARBAGE COLLECTION MATTERS

The Board discussed garbage and recycling collection services.

MEETING PROCEDURES AND LOCATION

The Board discussed meeting locations, requirements, and procedures for the October meeting. Following additional review and discussion, the Board concurred to conduct the next regular meeting with a video option on October 20, 2021, at noon at the offices of ABHR.

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

/s/David Aitken

Secretary, Board of Directors



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