

MINUTES
CIMARRON MUNICIPAL UTILITY DISTRICT OF HARRIS COUNTY, TEXAS

September 21, 2022

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 21st day of September 2022, at the regular meeting place outside the boundaries of the District, and the roll was called of the members of the Board:

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

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

Also attending either in person or by video conference were: Will Conrad, Kyle Kamley, Andrew Rabino and Mark Shelden of Quiddity; Matt Froehlich, resident of the District; Deputy Hawn and Sergeant Walter "Steve" Stensland of the Harris County Sheriff's Office ("HCSO"); Simon Vandyk of Touchstone District Services ("Toushstone"); Patrick Elliot of Storm Water Solutions, LLC; Erik Spencer of Vogler Engineering, Inc. ("Vogler"); Michael Murr of Murr, Inc. ("Murr"); Chase wolf of Robert W. Baird & Co. Inc.; Brenda McLaughlin of Bob Leared Interests, Inc; Taylor Watson of Municipal Accounts & Consulting, L.P.; Brian Bare of Si Environmental, LLC ("Si"); and Greer Pagan and Meagan Guilmenot of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENT

The Board opened the meeting for public comments.

Mr. Froehlich inquired about implementing a potential sidewalk program that would allow the installation of a sidewalk on his property.

UTILITY COMMITMENT REQUEST

Mr. Conrad introduced himself and his team to the Board and requested the Board's authorization of a utility commitment letter relating to the approximately 1.25-acre tract of land in the District to serve an apartment complex. Discussion ensued on water capacity and land for a future water plant. After further discussion, Director Linn moved to authorize Vogler to approve the utility commitment request and authorize execution of the utility commitment letter, subject to final review. Director Russell seconded the motion, which passed unanimously.

MINUTES

The Board considered approving the minutes of the August 17, 2022, regular meeting. Following review and discussion, Director Linn moved to approve the minutes of the August 17, 2022, regular meeting, as submitted. Director Hull seconded the motion, which passed unanimously.

SECURITY MATTERS

Sergeant Stensland introduced himself to the Board and discussed a new program that HCSO will be implementing called, SafeCam. Deputy Hawn updated the Board on security matters in the District.

RENEWAL OF DISTRICT'S INSURANCE POLICIES

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 Hull seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Mr. Watson reviewed the bookkeeper's report, a copy of which is attached, and the Board considered payment of the bills. After review and discussion, Director Russell moved to approve the bookkeeper's report, and payment of the bills. Director Aitken 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 Hull moved to approve the tax assessor/collector's report, including payment of bills. Director Linn seconded the motion, which passed unanimously.

2022 TAX RATE

The Board discussed the District's development status. After fully considering relevant data, information, and statutory definitions, Director Hull moved to adopt a Resolution Regarding Development Status for 2022 Tax Year establishing the District as a Developed District for the 2022 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 Aitken seconded the motion, which passed unanimously.

Mr. Wolf distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2022 total tax rate of \$0.327 per \$100 of assessed valuation. 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 25, 2022; (2) authorize the tax assessor/collector to publish notice in the Katy Times of the District's meeting on October 25, 2022, to consider the proposed 2022 total tax rate of \$0.327 per \$100 of assessed valuation, with \$0.155 allocated for debt service on water, sewer, and drainage bonds and \$.0.172 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 status of Water Plant No 1 and 3 improvements. He reported that Vogler received 15 bids and recommended awarding the contract to the low bidder, Division III Construction ("Division III"), in the amount of \$107,377.00 for Water Plant 1 paving improvements and \$41,891.00 for Water Plant No. 3 paving improvements. After discussion, and because the contract would result in the best and most economical completion of the project, Director Aitken moved to award the contract to Division III. Director Hull seconded the motion which passed unanimously.

Mr. Spencer reviewed a revised bid tabulation for mowing and maintenance of the District's pond and recommended awarding the contract to the low bidder, Storm Water Solutions ("SWS") in the amount of \$14,630.00. Discussion ensued on costs and the scope of work. After review and discussion, and based off the engineer's recommendation, Director Aitken moved to (1) approve the engineer's report; and (2) award the contract to SWS in the amount of \$14,630.00. Director Hull seconded the motion, which passed unanimously.

LANDSCAPING AND TRAIL REPORT

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

POND MAINTENANCE AND MOWING

There was no discussion on this agenda item.

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 Aitken moved to approve the operator's report. Director Russell seconded the motion, which passed unanimously.

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 Aitken 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 unanimously.

STORM WATER PERMITTING MATTERS

Mr. Elliot updated the Board on the District's Storm Water Management Plan ("SWMP") and permit status. He also distributed and reviewed the year 4 training and goals under the SWMP, copies of which are attached.

Mr. Elliot began his training session with the Board and other consultants. He stated the topic of the year 4 training was stormwater pollution prevention, the minimum control measures, and bacteria-specific elements. Mr. Elliot explained the importance of keeping household hazardous waste, pet waste, and yard waste out of the storm sewers, to prevent adding to bacterial impairment. He then continued with the training, thoroughly explaining the sources of bacteria and outlining the program elements of the SWMP that deal with these sources.

WEST MEMORIAL REGIONAL WASTEWATER TREATMENT PLANT MATTERS

There was no discussion on this agenda item.

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

There was no discussion on this agenda item.

DISTRICT WEBSITE

Mr. Vandyk introduced himself to the Board and discussed proposed changes to the District's website. He then stated that he will present a proposal outlining Touchstone's recommendations at the next meeting for the Board's review and consideration.

GARBAGE COLLECTION MATTERS,

The Board discussed garbage collection matters.

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



/s/John Linn

Secretary, Board of Directors

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