

MINUTES  
CIMARRON MUNICIPAL UTILITY DISTRICT OF HARRIS COUNTY, TEXAS

September 18, 2024

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 18<sup>th</sup> day of September 2024, 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 expect for Director Linn, thus constituting a quorum.

Also present at the meeting were Taylor Watson of Municipal Accounts & Consulting, L.P. ("MAC"); Brenda McLaughlin of Bob Leared Interests; Trevor Konopka of Robert W. Baird & Co. Incorporated; Erik Spencer of Vogler & Spencer Engineering, Inc. ("VSE"); Michael Murr of Murr Incorporated ("Murr, Inc."); Travis Benes and Justin Klump of Storm Waters Solutions, LLC ("SWS"); Jarryd Mayfield of Si Environmental, LLC ("Si"); and Sandra Staine and Franky Wallace of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENT

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

MINUTES

The Board considered approving the minutes of the August 21, 2024, regular meeting. Following review and discussion, Director Russell moved to approve the minutes of the August 21, 2024, regular meeting, as submitted. Director Hull seconded the motion, which passed unanimously.

SECURITY MATTERS

The Board reviewed the security report, a copy of which is attached.

## RENEWAL OF DISTRICT'S INSURANCE POLICIES

The Board reviewed a renewal proposal from McDonald Wessendorff Insurance for the District's insurance policies and discussed optional coverages. After review and discussion, Director Russell 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.

## 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. Following review and discussion, Director Hull moved to approve the bookkeeper's report, and payment of the bills. Director Jones seconded the motion, which passed unanimously.

## TAX ASSESSMENT AND COLLECTIONS MATTERS

Director Aitken entered the meeting at 12:13 pm.

Ms. McLaughlin reviewed the tax assessor/collector's report, a copy of which is attached, and bills submitted for payment. Following review and discussion, Director Jones moved to approve the tax assessor/collector's report, including bill payment. Director Hull seconded the motion, which passed unanimously.

## 2024 TAX RATE

The Board considered the District's 2024 tax rate. Mr. Konopka distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2024 water, sewer, and drainage debt service tax rate of \$0.285 per \$100 of assessed valuation, based on the District's initial 2024 certified value of \$1,491,274,021 plus \$115,170,865 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. Ms. Staine discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Jones moved to: (1) set the public hearing date for October 16, 2024 and (2) authorize the tax assessor/collector to publish notice in the Katy Times of the District's meeting on October 16, 2024, to set the proposed 2024 total tax rate of \$0.285 per \$100 of assessed valuation, with \$0.1325 allocated for debt service, and \$0.1525 allocated for operations and maintenance. Director Hull seconded the motion, which passed unanimously.

## ENGINEERING MATTERS

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

Mr. Spencer presented a proposal from Superior Tank Company Inc. in the amount of \$21,000.00 to repair Water Plant No. 1 Ground Storage Tank.

Following review and discussion, Director Hull moved to (1) approve the engineer's report and (2) approve the proposal from Superior Tank Company Inc. in the amount of \$21,000.00 for the repairs on Water Plant No. 1 Ground Storage Tank. Director Aitken seconded the motion, which passed unanimously.

## LANDSCAPING AND TRAIL REPORT

Mr. Murr presented and reviewed the landscape maintenance report, a copy of which is attached. Discussion ensued regarding the design from TXDOT related to installing trees along State Highway 99-West Eastbound.

## POND MAINTENANCE AND MOWING

Mr. Benes reviewed the pond maintenance and mowing report, a copy of which is attached.

Mr. Benes presented and reviewed a proposal for a bi-monthly clean out on the Grand Parkway Storm Trooper confined spaces in the amount of \$3,000.00.

Following review and discussion, Director Russell moved to (1) approve the pond maintenance and mowing report; and (2) approve the proposal from SWS in the amount of \$3,000.00 for the bi-monthly clean out on the Grand Parkway Storm Trooper confined spaces. Director Hull seconded the motion, which passed unanimously.

## STORM WATER PERMITTING MATTERS

Mr. Klump updated the Board on the District's Storm Water Management Plan ("SWMP") and permit status. He also distributed and reviewed the year 5 training and goals under the SWMP, a copy of which is attached.

Mr. Klump began his training session with the Board and other consultants. The topic of the year 5 extension training was stormwater pollution prevention, the minimum control measures, and bacteria-specific elements. Mr. Klump 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.

Mr. Klump then reviewed a proposal for Stormwater Management services related to the new permit term for a total cost of \$30,000.00. He added that permit coverage for the new permit will include preparation of a new SWMP and submittal of a Notice of Intent (NOI) to the Texas Commission on Environmental Quality. He further added that a public meeting will be held as necessary based on significant public interest generated by public comments. Mr. Klump explained that once permit coverage is achieved, the District will execute the program elements of Year 1 as outlined in the District's new SWMP during the fourth quarter of 2024. Following review and discussion, Director Jones moved to approve the proposal for Stormwater Management Services for a total cost of \$30,000.00 for the new permit term. Director Aitken seconded the motion, which passed unanimously.

#### OPERATION OF DISTRICT FACILITIES

Mr. Mayfield reviewed the operator's report, a copy of which is attached including the status of District maintenance and repair items. Following discussion, Director Hull moved to approve the operator's report. Director Aitken seconded the motion, which passed unanimously.

#### WATER CONSERVATION PLAN

Mr. Mayfield stated that the Texas Commission on Environmental Quality ("TCEQ") rules require that the District review and adopt the Water Conservation Plan with the Board. After review and discussion, Director Hull moved to approve the Water Conservation Plan, direct that the reports be filed appropriately and retained in the District's official records, and authorize the District Operator to submit the reports to the appropriate government agencies. Director Aitken seconded the motion, which passed by unanimous vote.

#### TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS

Mr. Mayfield 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 Hull 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 Aitken seconded the motion, which passed unanimously.

WEST MEMORIAL REGIONAL WASTEWATER TREATMENT PLANT MATTERS

Director Russell updated the Board on West Memorial Regional Wastewater Treatment Plant matters.

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

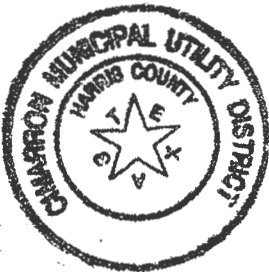
Ms. Staine reported there will be no increase to the current Groundwater Reduction Plan Fee and the Surface Water Fee, a copy of which is attached.

DISTRICT WEBSITE

There was no discussion on this matter.

GARABAGE AND RECYCLING

There was no discussion on this matter.



  
Secretary, Board of Directors

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