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MINUTES CINCO MUNICIPAL UTILITY DISTRICT NO. 12

January 8, 2024

The Board of Directors (the “Board”) of Cinco Municipal Utility District No. 12 (the “District”) met in regular session on January 8, 2024, at the Cinco Ranch Residential Property Association, 3022 Windemere Park Lane, Katy, Texas, a meeting place outside the boundaries of the District, and the roll was called of the members of the Board being present by in person:

Stephanie Faulk	President
Dana Cleland	Vice President
William Cary	Secretary
Neill Hurley	Assistant Secretary
Tim Kubiak	Assistant Vice President

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

Also attending the meeting were Colette Garcia of McGrath & Co., PLLC; Yvonne Arceneaux of Willowfork Drainage District, Central Green; Tyson Duncan of AECOM; Emma Highberger of Wheeler & Associates, Inc.; Jennifer Abad of Municipal Accounts and Consulting, L.P. (“Municipal Accounts”); Missy Lavine and Dorothy Lavine of Inframark Water & Infrastructure Services (“Inframark”); and Harry H. Thompson, Andrew Vaughn and Kim Cannon of Allen Boone Humphries Robinson LLP (“ABHR”).

PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA

Mr. Thompson offered Board members an opportunity to remove items from the consent agenda for individual discussion. The Board concurred to remove item nos. 5 and 10. Director Cary moved to approve all remaining items on the consent agenda, and to direct that, where appropriate, items are filed appropriately and retained in the District’s official records, including the following: the minutes from the December 11 and December 14, 2023, regular and special Board meeting and the Central Green report, a copy of which is attached. Director Kubiak seconded the motion, which carried by unanimous vote.

ITEMS REMOVED FROM CONSENT AGENDA

The Board discussed item nos. 5 and 10 from the consent agenda. Mr. Thompson stated that Texas Pride has requested the proposed amendment to the contract be presented at the February Board meeting.

The Board did not take action on the nomination of a candidate for the North Fort Bend Water Authority Director Precinct 5 election.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Highberger reviewed the tax assessor/collector's report and uncollectible personal property accounts, with the Board, a copy of which is attached. She stated that 11.9% of the District's 2023 tax levy has been collected.

The Board discussed the delinquent tax accounts, including delinquent personal property accounts, a copy of which is attached to the tax assessor's report.

After discussion and based on the tax assessor/collector's recommendation, Director Cary moved to approve the tax assessor/collector's report, and payment of the tax bills. Director Kubiak seconded the motion, which passed by unanimous vote.

BOOKKEEPER'S REPORT

Ms. Abad reviewed the bookkeeper's report, a list of checks presented for payment, and the investment report, copies of which are attached.

Ms. Garcia discussed the District's draft audit. She noted the Board previously approved the audit at the December Board meeting under the consent agenda.

After discussion, and based on the bookkeeper's recommendation, Director Cary moved to approve the bookkeeper's report, and payment of the bills. Director Kubiak seconded the motion, which carried by unanimous vote.

DISCUSS 2024 CENTRAL GREEN EVENT SERIES CONTRIBUTION

Ms. Arceneaux reviewed the proposed 2024 Central Green event schedule, a copy of which is included in the Central Green report. After discussion, Director Cary moved to approve a contribution in the amount of \$250,000.00 for the 2024 Central Green concert series and a Letter Agreement for same. Director Kubiak seconded the motion, which carried by unanimous vote.

ENGINEER'S REPORT

Mr. Duncan reviewed the engineer's report, a copy of which is attached.

PHASE II MS4 PERMITTING MATTERS

There was no discussion on this matter.

CONSENT TO ENCROACHMENT, UTILITY COMMITMENT LETTERS, OR RESERVATIONS OF CAPACITY

There was no discussion on this matter.

ASSESSMENT AND INVENTORY OF DISTRICT FACILITIES

Mr. Duncan stated that AECOM has completed the report to identify approximate dates of installation and material types of the District's water system as required by the Environmental Protection Agency. He stated AECOM will submit the report to the Texas Commission on Environmental Quality ("TCEQ") by October 2024.

Following review and discussion, and based on the engineer's recommendation, Director Cary moved to approve the engineer's report. Director Kubiak seconded the motion, which carried by unanimous vote.

OPERATOR'S REPORT

Ms. Lavine reviewed the operator's report, a copy of which is attached. She stated water accountability for the previous month 96%

The Board discussed the Water Conservation Program, the District's status of the required points and the requirements to receive water credits.

Ms. Lavine updated the board on the storm water inlet inspection survey is complete and the manhole survey is in process.

UPDATE ON SMART METER INSTALLATION

There was no discussion on this matter.

After discussion, and based on the operator's recommendation, Director Cary moved to approve the operator's report. Director Kubiak seconded the motion, which carried by unanimous vote.

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

Ms. Lavine reported the residents on the termination list 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 Cary 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. The motion was seconded by Director Kubiak and carried by unanimous vote.

DISCUSS SECURITY REPORTS, AND SECURITY PROPOSAL FROM THE FORT BEND CONSTABLES OFFICE

The Board discussed the traffic reports, copies of which are attached.

The Board discussed the security proposals from Fort Bend County Constable's Office ("FBC") for 1 and 2 deputies, including shift times and cost, copies of which are attached. Director Kubiak distributed and reviewed a written proposal from Deputy Jesse Zamaripa for the use of the FBC patrol vehicles by the hired officers for use during their patrol shifts within the District boundaries. Discussion ensued regarding the proposed pay increase for the deputies and the fuel charge. A copy of the letter is attached. The Board did not take action at this time pending additional information.

After discussion, Director Kubiak moved to (1) approve the security reports; and (2) authorize payments to District officers per the contract guidelines. Director Cary seconded the motion, which carried by unanimous vote.

COMMUNITY IMPROVEMENTS

Mr. Thompson discussed the proposed projects that the District has expressed interest in partnering with Willow Fork Drainage District. Discussion ensued regarding potential dates for scheduling a special meeting with Willow Fork Drainage District to discuss the projects.

2024 DIRECTORS ELECTION

Mr. Thompson discussed procedures related to the 2024 Directors Election. The Board reviewed a Resolution Designating an Agent of the Secretary of the Board of Directors During the 2024 Directors Election Period. Following review and discussion, Director Cary moved to adopt a Resolution Designating an Agent of the Secretary of the Board During the 2024 Directors Election Period appointing Kim Cannon as

DRAFT

the agent of the Secretary of the Board of Directors to perform the duties of the District's Directors Election, authorize the agent to post the related notice as required, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Kubiak seconded the motion, which was approved by unanimous vote.

Mr. Thompson reported on requirements to post a Notice of Deadline to File Applications for Place on the Ballot for the 2024 Directors Election. Following review and discussion, Director Cary moved to authorize the Secretary's agent to post the notice as required. Director Kubiak seconded the motion, which was approved by unanimous vote.

Mr. Thompson stated that the District may contract with Fort Bend County (the "County") to conduct the District's 2024 Directors Election. After discussion, Director Cary moved to contract with the County to administer the District's election. Director Kubiak seconded the motion, which was approved by unanimous vote. The Board concurred it was not necessary to set pay for election officials because the County will be appointing the election officials to administer the election.

MEETING SCHEDULE

The Board concurred to have the next Board meeting on February 12, 2024.

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

Secretary, Board of Directors

(SEAL)

LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Central Green report.....	1
Tax assessor/collector's Report	2
Bookkeeper's Report.....	2
Engineer's Report.....	3
Operator's Report.....	3
Security Reports	4
FBC Constable's Office proposal for security	4
Officer Zamaripa proposal letter for patrol vehicle use.....	4