

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71

January 25, 2017

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 71 (the "District") met in special session, open to the public, on the 25th day of January, 2017, at the District Administration Building, 21437 Clay Road, Katy, Texas, inside the boundaries of the District, and the roll was called of the members of the Board:

Katrina Thornhill	President
Pam Kerr	Vice President
Mary DuBois	Secretary
Jennifer Elms	Assistant Secretary
Phillip Smith, Jr.	Assistant Vice President

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

Also present were Steve Woodring and Scott Barr of Regional Water Corporation ("RWC"); Nick Cooke of Mike Stone Associates, Inc. ("MSA"); Rodney Heisch of BGE, Inc. ("BGE"); Officer Gasper of Harris County Sherriff's Department; and Katie Carner and Jane Miller of Allen Boone Humphries Robinson LLP ("ABHR").

Director Thornhill called the meeting to order at 6:00 p.m.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.076, TEXAS GOVERNMENT CODE, TO DELIBERATE THE DEPLOYMENT, OR SPECIFIC OCCASIONS FOR IMPLEMENTATION OF SECURITY PERSONNEL OR DEVICES

At 6:01 p.m., the Board met in executive session to deliberate the deployment or specific occasions for implementation of security personnel or devices. The Board met with Officer Gasper. Ms. Carner and Ms. Miller also were present.

RE-CONVENE IN OPEN SESSION, SECURITY REPORT

At 6:11 p.m., the Board reconvened in Open Session.

MINUTES

The Board considered approving the minutes of the November 28, 2016, special meeting, as submitted. Following review and discussion, Director Elms moved to approve the November 28, 2016 minutes. Director DuBois seconded the motion, which passed by a vote of 4 to 0, with Director Thornhill abstaining from voting.

REPORT ON PARK, LANDSCAPE AND LAKE MAINTENANCE AND REPAIR AND DEVELOPMENT OF DISTRICT LAKES, PARKS AND RECREATIONAL FACILITIES

Mr. Cooke reviewed a Parks Management Report, a copy of which is attached to these minutes, and reported on maintenance completed, including landscape maintenance and irrigation inspection, emergency items repaired at Bundy Lake Park under \$500; District detention ponds; District common areas; and the District Administration Building.

Mr. Cooke first updated the Board regarding previously approved repairs at Directors Park, and reported that Native Land Design removed downed limbs in Directors Park during a January 16, 2017 site visit, without charge to the District, and cleaned and pruned roses and plants in beds in front of the Administration Building and throughout the park after identifying a fungus infestation. Director Smith requested that MSA confirm that the backflow preventer cage is locked.

Mr. Cooke next updated the Board regarding previously approved repairs at Bundy Lake Park and the upcoming renovation of Bundy Lake Plaza, and discussed fountain lighting repairs, replacement of missing and broken valve box lids and reattachment of the rain sensor to the irrigation controller. Discussion ensued regarding additional fountain lights out, fountain lighting timer issues and inconsistent fountain spray patterns. Director Smith noted that the pipe in Bundy Lake is still exposed and requested that MSA investigate ways to bring it below the water level.

Mr. Cooke reported that demolition related to renovation of Bundy Lake Plaza will begin next week. Discussion ensued regarding tentative completion schedules, traffic control, entry design components, resident notification of project construction, the preconstruction meeting with the demolition contractor and pending pricing for Phase 5 of the renovation project.

Discussion ensued regarding investigation and repair of a recently formed sinkhole at the outfall pipe at Lone Star Lake. Mr. Cooke noted that repairs have been made and said costs for the repairs are not final. The Board requested that future repairs made by Storm Water Solutions be coordinated through MSA.

Mr. Cooke also reported on the status of design of the Administration Building kitchen remodel, trailer marker and signage proposals, assessment and pending repair of the bulkhead on Bundy Lake Island and programming of lights at Bundy Lake monument.

Ms. Carner reported that the management company for the Lakes at Mason Park Community Association stated they would recommend that the Association's Board authorize repairs to platted Reserve B in the Lakes at Mason Park, as previously discussed and requested by the Board, including repair of washout areas alongside

slopes, seeding of disturbed areas for stabilization and removal of overgrown vegetation along the slopes.

OPERATION OF DISTRICT FACILITIES

Mr. Woodring updated the Board regarding January, 2017 termination of service for delinquent accounts and subsequent reconnections.

Mr. Woodring next requested authorization to make the following repairs:

1. Repair of tap line leak at 21902 Calderbrook in the amount of \$3,100;
2. Repair of tap line leak at 3522 Banks Run in the amount of \$3,100;
3. Repair of the generator block heater at Water Plant No. 2 in the amount of \$2,400; and
4. Rebuild of 1 of 2 pumps at lift station no. 3 in the amount of \$4,300.

Following discussion, Director Thornhill moved to approve the repairs requested above. The motion was seconded by Director DuBois and passed unanimously.

Mr. Woodring discussed a request from the Bridgewater Community Association to use the Administration Building for a meeting on January 30, 2017 and requested that the Board authorize use because the request was made after the 14-day lead required under the District's rental policy for the operator to approve the request. Following discussion, the Board concurred to authorize the request.

Mr. Woodring updated the Board regarding increased collection frequency of the fortified dumpster at the wastewater treatment plant and requested to again increase the frequency because of the large volume of solid waste. Following review and discussion, Director Thornhill moved to authorize collection for five days per week, as long as the total amount does not exceed \$600 per month. Director Smith seconded the motion, which passed unanimously.

Mr. Woodring and Mr. Barr reported electrical issues with the switchgear at the water well on Elrod Road and estimated repair costs between \$4,000 and \$5,000.

POLICY FOR LEAK ADJUSTMENT CREDITS

The Board reviewed example leak adjustment credit policies and discussed options for adopting a policy to offer leak adjustment credits to District customers. Following review and discussion, the Board concurred to include an agenda item on the February regular meeting agenda to discuss adopting leak adjustment policy.

ENGINEERING MATTERS

Mr. Heisch discussed the status of Water Plant Nos. 1 and 2 improvements and said the contractor has indicated that work at Water Plant No. 2 will be finished this week and work at Water Plant No. 1 will begin next week. Discussion ensued regarding notice provided to the contractor regarding the timeline for project completion.

Discussion ensued regarding ongoing construction on the O'Reilly Auto Parts tract.

SPRING/SUMMER EVENT PREPARATION

The Board concurred to remove this agenda item from future agendas.

ACTION LIST

The Board reviewed and discussed items removed and added to the Action List.

AGENDA FOR FEBRUARY 2017 REGULAR MEETING

The Board confirmed its regular meeting on February 13, 2017 and a special meeting on February 22, 2017 and discussed agenda items for the regular meeting.

DIRECTORS' AND DISTRICT CONSULTANTS' REPORTS ABOUT DISTRICT OPERATIONS

Discussion ensued regarding the Association of Water Board Directors winter conference in Austin, Texas.

There being no additional business to consider, Director DuBois moved to adjourn the meeting at 7:59 p.m. Director Smith seconded the motion, which passed unanimously.


Secretary, Board of Directors



LIST OF ATTACHMENTS TO MINUTES

Minutes
Page

Parks Management Report2