

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71

August 23, 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 23rd day of August, 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 except Director DuBois, thus constituting a quorum.

Also present were Greg Ballard, District resident; Scott Barr, Ginny Woodring and Steve Woodring of Regional Water Corporation ("RWC"); Nick Cooke and Sherrie Knoepful of Mike Stone Associates, Inc. ("MSA"); Charlie Long, Sr. and Charlie Long, Jr. of Long & Sons, Inc.; Rodney Heisch of BGE, Inc. ("BGE"); and Katie Carner and Jane Miller of Allen Boone Humphries Robinson LLP ("ABHR").

COMMENTS AND WEBSITE INQUIRIES FROM THE PUBLIC

Mr. Ballard introduced himself and said he was attending to observe only.

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

The Board determined it was not necessary to convene in executive session.

MINUTES

The Board considered approving the minutes of the July 26, 2017, special meeting. Following review and discussion, upon a motion by Director Smith and a second by Director Kerr, the Board voted 3 to 0 to approve the July 26, 2017, special meeting minutes, as submitted, with Director Elms abstaining from voting.

ENGINEERING MATTERS

Mr. Heisch updated the Board regarding Water Plant Nos. 1 and 2 improvements and said he received a revised schedule from Long & Sons, Inc., but it appears to be outdated. Mr. Long, Sr. updated the Board on the status of completion of construction and explained work that is delayed pending delivery of the chlorine equipment and cabinetry. He said that when the equipment is delivered, the remaining piping, painting and electrical work will take approximately 90 days. Discussion ensued regarding taking water plant no. 1 offline to complete the work after peak water use season. Mr. Heisch confirmed that work associated with all previously approved pay estimates has been completed. He confirmed Pay Estimate Nos. 13 and 14 are being held by the District's bookkeeper pending submission of an updated schedule and remobilization. Following review and discussion, Director Kerr moved to release previously approved pay estimates to Long & Sons, Inc. Director Thornhill seconded the motion, which passed unanimously. The Board requested that Mr. Long, Sr. update the schedule and Board immediately if he anticipates any additional delay.

Director Elms then moved to start the electrical work on the third Monday in September and take water plant no. 1 offline beginning October 1, but the motion failed for lack of a second. Discussion ensued regarding schedules for completion of water plant no. 3, options for running the chlorine system manually, equipment on site and lead time necessary in October to remobilize. The Board directed Long & Sons to provide updated schedules every 15 days once the work recommences.

COMMENTS AND WEBSITE INQUIRIES FROM THE PUBLIC (CONTINUED)

Director Smith discussed website correspondence received from customer Derek Hickle regarding water rates and the Board concurred to request that RWC provide a breakdown of fees charged to Mr. Hickle.

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 and repair previously approved and underway or completed, including landscape maintenance, irrigation inspection and emergency items repaired at Director's Park and Bundy Lake Park under \$500; District detention ponds; District common areas; the District Administration Building; and resident inquiries regarding District recreational facilities.

Mr. Cooke presented 2 proposals for installation of an automatic gate at the wastewater treatment plant, but recommended that the Board defer action until the wastewater treatment plant improvements are completed.

Mr. Cooke and Ms. Knoepful next presented proposed fencing samples replacement options for Bundy Lake Park, including installation estimates, and discussed other locations where similar fencing has been installed and can be viewed by the Board. Discussion ensued regarding proposed fencing height and aesthetic.

Mr. Cooke updated the Board regarding meetings with Craftsman to discuss options for installing an underground or above ground cistern for a reclaimed water system at the splash pad. Discussion ensued regarding estimated costs to install a cistern, system filtration, project permitting, plans for use of reclaimed water for irrigation in Directors Park and potential credits available from the West Harris County Regional Water Authority. Director Smith requested MSA prepare an analysis of potential operational costs and savings to the District if the cisterns are installed and used to partially irrigate Directors Park.

Mr. Cooke updated the Board regarding a proposal from Native Land Design to install 2 Rain Bird Smart Controllers free of charge and said he is working with ABHR to complete the proposed agreement.

Director Thornhill reported that the Morton Ranch detention pond is not being maintained. After discussion, the Board requested that a representative of Storm Water Solutions, LLC attend monthly park meetings to report on maintenance of the District's detention facilities.

OPERATION OF DISTRICT FACILITIES

The Board next discussed a previous request from Westside Baptist Church requesting to amend their capacity commitment to use only a portion of the total number of connections currently allocated to them.

Ms. Woodring updated the Board regarding investigation of additional utility payment options.

Ms. Woodring updated the Board regarding a previous request from Dayspring Light Center ("Dayspring") requesting rental of the District Administration Building for an indeterminate amount of time on Sundays at the non-profit rental price and reported the number of previous Sunday rentals. Following discussion, the Board concurred to permit Dayspring book rentals three months in advance pursuant to the District's regular procedure for rentals.

Mr. Woodring requested authorization to replace 2 check valves on the booster pumps at water plant no. 1 for a total estimated cost of \$10,000. Following review and discussion, Director Thornhill moved to authorize replacement of check valves on the booster pumps at water plant no. 1 for an amount not to exceed \$10,000. The motion was seconded by Director Kerr and passed unanimously.

The Board next reviewed and discussed a high volume water users report for the period ending August 31, 2017.

ENGINEERING MATTERS (CONTINUED)

Additional discussion ensued regarding schedules, deadlines and options for completing Water Plant Nos. 1 and 2 improvements.

Mr. Heisch reported that Transcontinental Gas Pipe Line Company, LLC has requested a temporary access easement to cross the District's property near Lakes of Mason Park. Ms. Carner presented a Temporary Access Easement to be executed and notarized by and between Harris County Municipal Utility District No. 71, as Grantor, and Transcontinental Gas Pipe Line Company, LLC, as Grantee. Following review and discussion, Director Elms moved to approve the Temporary Access Easement, subject to receipt of a final metes and bounds description of the easement area. Director Smith seconded the motion which passed unanimously.

Discussion ensued regarding the status of the District's offer to the Protestant Episcopal Church Council of the Dioceses of Texas (the "Church") to purchase an 18' x 40' tract needed to install a generator to serve the Mason Road lift station and the status of plan approval for all generators. The Board also discussed general storm preparation, including public communication issues.

HOLIDAY IN THE PARK AND POTENTIAL FALL EVENT

Ms. Woodring updated the Board on preparation for the District's annual Holiday in the Park event scheduled for December 16, 2017.

WATER WISE SPONSORSHIP

The Board determined to table discussion regarding Water Wise sponsorship until the September, 2017 regular Board meeting.

RENEWAL OF INSURANCE EXPIRING OCTOBER 1, 2017

The Board discussed upcoming renewal of the District's insurance on October 1, 2017 and concurred to defer action until the September, 2017 regular Board meeting.

ACTION LIST

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

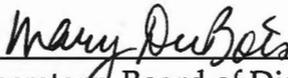
AGENDA FOR SEPTEMBER 2017 REGULAR MEETING

The Board confirmed its regular meeting on September 11, 2017 and a special meeting on September 27, 2017 and discussed agenda items for the regular meeting.

DIRECTORS' AND DISTRICT CONSULTANTS' REPORTS ABOUT DISTRICT OPERATIONS

There was no additional discussion for this agenda item.

There being no additional business to consider, Director Thornhill moved to adjourn the meeting at 8:56 p.m. Director Smith seconded the motion, which passed unanimously.


Secretary, Board of Directors



LIST OF ATTACHMENTS TO MINUTES

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