

MINUTES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71

March 28, 2013

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 28<sup>th</sup> day of March, 2013, 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
Garth Freeze	Assistant Vice President
Phillip Smith, Jr.	Assistant Secretary

and all of the above were present.

Also present were Rodney Heisch of Brown & Gay Engineers, Inc. ("Brown & Gay"); Richard Sibley and James Woodring of Regional Water Corporation ("RWC"); Jerry Schroeder of Champions Hydro-Lawn, Inc. ("Champions"); Blake Kridel of Storm Water Solutions, LP ("SWS"); Richard Wagener of Price Wagener ("PW"); Chris Browne of Edminster Hinshaw Russ & Associates; Mike Stone and Sherrie Knoepful of Mike Stone & Associates ("MSA"); and Lynne Humphries and Jane Miller of Allen Boone Humphries Robinson LLP ("ABHR").

Director Thornhill called the meeting to order at 6:04 p.m.

REPORT ON PARK, LANDSCAPE AND LAKE MAINTENANCE, INCLUDING MOWING UPDATE, REVIEW BIDS AND AWARD CONTRACTS FOR PARK MAINTENANCE AND APPROVE SERVICES AGREEMENT WITH NEW PARK MAINTENANCE CONSULTANT

The Board reviewed bids for maintenance of park, landscape and lakes in the District and interviewed and questioned representatives from Champions, SWS, PW and MSA regarding the bids submitted, proposed management, mowing, fertilization and seeding, storm water management and additional services. Ms. Humphries said that a service contract is awarded to the most qualified bidder rather than the lowest bid as required with competitive bids. Mr. Browne provided follow up comments to the bids submitted and on-site visits. During the interviews, it was discovered that the specs for bidding did not include moving of all of the detention pond slopes, which the Board intended. Following review, discussion, and interviews, Director Smith moved to accept the bid proposal from MSA and authorize execution of a Services Agreement,

attaching their bids as Exhibit A to the Services Agreement. Director DuBois seconded the motion, which passed by a vote of 4 to 1 with Director Kerr voting against the motion.

Director Thornhill thanked all participants presenting proposals. In response to a question from Mr. Schroeder, Ms. Humphries said the bid tabulation prepared by Mr. Browne is public record and may be distributed upon request. Director Smith requested MSA to obtain proposals for mowing of the slopes of the detention ponds and storm water permitting at the April special meeting. The Board concurred that MSA should immediately address safety concerns on Monday, April 1, 2013, present proposals to repair safety concerns at the April regular meeting and present proposals for all other items requiring repair, as noted by MSA at the April special meeting. The Board also concurred to request that the District operator provide a list of monthly park maintenance items currently being performed by the District operator at the April regular meeting.

Director Kerr discussed emailed correspondence received from Darlene Munsey regarding maintenance of the traffic island on Mason Road at the light. Mr. Heisch and Mr. Browne said the traffic island is within Harris County right of way, but said a developer probably installed the pavers. The Board concurred for the District engineer to contact Harris County regarding maintenance of the traffic island. The Board requested Ms. Humphries respond to Ms. Munsey addressing her request for park development and park plan information noting that the District adopted a park plan, but has not issued park bonds and advising Ms. Munsey that the District has authorized the District engineer to contact Harris County regarding maintenance of the traffic island.

#### DEVELOPMENT AND MAINTENANCE OF DISTRICT, DETENTION PONDS, LAKES, PARKS, AND RECREATIONAL FACILITIES

The Board discussed with Mr. Browne the schedule, revised projects summaries and budgets for constructing and installing additional improvements at the Bundy Lake monument. Mr. Browne noted that MSA was advised that the Bundy Lake park area is slated for additional improvements and rehabilitation. The Board discussed bidding the work in categories to avoid having one general contractor with multiple sub-contractors and to stage the work in an orderly manner..

The Board then discussed the updated project summary and pricing for improvements at Directors Park. Ms. Humphries reviewed the special projects budget and joint facilities budget.

Following review and discussion of revised proposals for Bundy Lake and Directors Park improvements, Director Smith moved to (1) authorize EHRA to

advertise for bids for construction of all items within the itemized budget, less the planting area, at Bundy Lake; and (2) authorize EHRA to advertise for bids for construction of all items proposed for Directors Park. Director Thornhill seconded the motion, which passed unanimously. Director Smith requested that the Board review the budget at the April regular meeting regarding available funds for additional irrigation at Bundy Lake.

Mr. Browne next discussed landscaping at the wastewater treatment plant and requested the Board defer discussion until the second meeting in April to give him the opportunity to more fully discuss the matter with the District engineer and lift station contractor.

Mr. Browne reported that he received a new programming card for the Bundy Lake monument lighting and will begin reprogramming the lights. The Board expressed concern regarding the availability of a replacement programming card. Mr. Browne said the card was re-useable and would not be kept at the monument. Mr. Browne also updated the Board on plans to repaint the monument under warranty.

#### ADMINISTRATION BUILDING, GAZEBO AND RESTROOM AT BUNDY LAKE, INCLUDING RENTAL, REPAIRS AND IMPROVEMENTS

There was no additional discussion for this agenda item.

#### WATER SMART ACTIVITIES TO PROMOTE WATER CONSERVATION

There was no additional discussion for this agenda item.

#### OPERATION OF DISTRICT FACILITIES

Mr. Sibley reported the transfer tube from the clarifier to the basin at the wastewater treatment plant was stopped up and caused a small overflow which was cleaned by SourcePoint. He noted that the overflow was not substantial enough to qualify as a spill requiring additional reporting to the Texas Commission on Environmental Quality.

#### ENGINEERING MATTERS

Mr. Heisch discussed plans and an additional easement necessary to construct a sanitary sewer extension to serve the Miles Family tract. He said negotiations with a landowner from whom an easement for the sanitary sewer line is required has requested that the District agree in writing to pay the landowner's legal fees estimated between \$750 and \$1,250. Ms. Humphries reviewed the proposed letter agreement from the landowner with the Board.

Mr. Heisch presented a renewal application for the Bridgewater Place storm water quality permit. Following review and discussion, upon a motion by Director Kerr and a second by Director Thornhill, the Board voted unanimously to authorize application for renewal of a storm water quality permit in Bridgewater Place and to authorize Mr. Heisch and Ms. Humphries to work with the landowner to acquire the easement.

REVIEW ACTION LIST OF ACTIONS

The Board reviewed and revised the Action List and discussed and amended the status of the items listed.

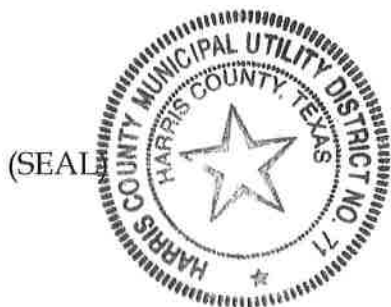
AGENDA FOR APRIL REGULAR MEETING

The Board concurred to schedule the special meeting on parks for April 23, 2013 at 6:00 p.m.

DIRECTORS AND DISTRICT CONSULTANT'S REPORTS

Ms. Humphries said the District's auditor has requested a change of fiscal year end. The Board concurred to place the item on the April regular meeting agenda. Ms. Humphries also said that a Harris County Municipal Utility District No. 287 ("No. 287") board member and attorney will attend the April regular meeting to discuss No. 287's issues with improvement costs for water plant no. 1.

There being no further business to come before the Board, Director Thornhill moved to adjourn the meeting at 10:09 p.m. Director Smith seconded the motion, which passed unanimously.



*Mary Dubois*  
Secretary, Board of Directors