

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71

October 30, 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 30th day of October, 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 Scott Barr and James Woodring of Regional Water Corporation ("RWC"); Nick Cooke of Mike Stone Associates, Inc. ("MSA"); Rodney Heisch of BGE, Inc. ("BGE"); Justin Cox and Oscar Fumero of Storm Water Solutions, LP ("SWS"); Nino Corbett of Compass Land Development, LLC; Mike Thornhill of the West Harris County Regional Water Authority ("WHCRWA"); and Katie Carner and Jane Miller of Allen Boone Humphries Robinson LLP ("ABHR").

COMMENTS AND WEBSITE INQUIRIES FROM THE PUBLIC

Mr. Woodring reviewed website inquiries requiring no Board action.

ENGINEERING MATTERS

Mr. Corbett discussed proposed development and annexation of a 14 acre tract, including development of a joint detention facility with the adjacent, in-District property owner/developer Mark Ward. Mr. Corbett reviewed a proposed land plan for industrial technology lease space and a preliminary financial feasibility analysis for the proposed development. Mr. Heisch discussed available wastewater facility capacity and reallocating unused wastewater capacity from other area tracts to the proposed annexation tract, if available. Mr. Heisch and Mr. Corbett also discussed proposed wet bottom detention design. Ms. Carner discussed annexation procedures. Following review and discussion, Director Kerr moved to authorize the District engineer and financial advisor to proceed with a feasibility study, subject to receipt of a developer's deposit in the amount of \$7,500 to cover expenses for the feasibility study. The motion was seconded by Director Smith and passed unanimously.

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 September 27, 2017, special meeting. Following review and discussion, upon a motion by Director Elms and a second by Director Smith, the Board voted unanimously to approve the September 27, 2017, special meeting minutes.

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; and the District Administration Building.

Mr. Cooke discussed ongoing maintenance and repairs in Director's Park and presented a proposal in the amount of \$1,042.66 for 12 loads of topsoil to fill low areas in Director's Park.

Mr. Cooke then discussed maintenance and repairs in Bundy Lake Park, and presented the following proposals:

1. proposal in the amount of \$240.93 to replace a wheel stop on the back parking lot;
2. proposal in the amount of \$1,288.28 to replace the backflow and install a quick connect valve along Lakes of Bridgewater Drive;
3. proposal in the amount of \$438.66 to replace a dead crape myrtle; and
4. proposal in the amount of \$388.44 to install 4 yards of topsoil where the park bathroom was demolished and dirt has now settled.

Following review and discussion, Director Elms moved to approve all proposals recommended by MSA for Director's Park and Bundy Lake Park. The motion was seconded by Director Smith and passed unanimously.

Mr. Cook next updated the Board regarding installation of the splash pad activation button at Director's Park and duck population control progress at Bundy Lake. Director Smith requested that MSA follow up regarding the lighting on the

fountain closest to the Bundy Lake monument, uneven ground in newly sodded areas near the entrance of Bundy Lake Park and a missing lock on the monument lighting control box at the Bundy Lake monument. Discussion ensued regarding budget for and phasing of proposed Bundy Lake Park Enhancements. Following review and discussion, Director Smith moved to authorize MSA to phase the proposed Bundy Lake Park Enhancements, as discussed, and to approve the Services Agreement with Halff Associates for the design of the Bundy Lake Park Enhancements. Director Thornhill seconded the motion, which passed by a vote of 4 to 1, with Director Elms opposing the motion.

REPORT FROM STORM WATER SOLUTIONS

Mr. Cox reviewed a Drainage Facilities Report, a copy of which is attached to these minutes, and introduced Mr. Fumero.

Mr. Cox said the following issues were identified during an inspection of District detention facilities with Director Smith and presented proposals for repair:

1. repair of washout at outfall at Lakes of Bridgewater Detention Pond No. 1 in the amount of \$7,850;
2. priority repair of 2 sinkholes in the detention pond top bank at Lakes of Bridgewater Detention Pond No. 1 in the amount of \$9,720;
3. priority repair of pipe separation at the Lakes of Bridgewater Detention Pond No. 2 outfall in the amount of \$7,382;
4. repair of slope erosion in the newly expanded portion of the Bridgewater Meadow Detention Pond in the amount of \$21,330, if the expansion is no longer under the contractor's warranty, or alternatively, in the amount of \$3,230 to clean and re-grade the earthen pilot channels only;
5. re-grading of the back slope swale to drainage along the northeastern top bank of the Bridgewater Pointe Detention Pond in the amount of \$2,537.22; and
6. refresh of rip rap at the spillway, cleaning of the concrete and earthen pilot channels, repair of the pipe and fasteners on the floatables collection screen and soil stabilization at the Morton Ranch Detention Pond in the amount of \$8,520.

Discussion ensued regarding the proposal prices. Mr. Cox offered to break down the pricing in the proposals presented and said all work will be warrantied by SWS. Following review and discussion, Director Smith moved to (1) approve all proposals listed above, with the exception of repair of slope erosion in the newly expanded portion of the Bridgewater Meadow Detention Pond in the amount of \$21,330; and (2) authorize MSA to submit any qualified repairs to the District's insurance carrier and/or

the Federal Emergency Management Agency ("FEMA"). Director Kerr seconded the motion, which passed unanimously.

Mr. Cox said bare soil areas in the Enclave at Bridgewater and Lone Star Lake will be addressed during fall over seeding. Discussion ensued regarding removal of debris from District detention facilities and trash thrown over residential fences into District right-of-way. Following discussion, the Board concurred to authorize Director Smith to approve removal of debris from detention facilities, as identified by SWS, and to authorize ABHR to send correspondence to residents dumping trash/debris on District detention facilities requesting removal of same.

Discussion ensued regarding establishing a maintenance schedule and budget for pilot channel work. Mr. Cox said he would bring a proposal for routine pilot channel maintenance to the November special meeting.

Ms. Carner updated the Board regarding Harris County Flood Control District's ("HCFCFCD") pending repair of erosion in Mayde Creek.

WATER WISE SPONSORSHIP

Director Elms updated the Board regarding meetings with Morton Ranch Elementary to coordinate and confirm use of a curriculum associated with the Learning to be Water Wise program. The Board then considered executing an Interlocal Agreement with the Harris-Galveston Subsidence District for sponsorship of the Learning to be Water Wise program at Morton Ranch Elementary. Following review and discussion, Director Elms moved to approve the Interlocal Agreement. The motion was seconded by Director DuBois and passed by a vote of 3 to 2, with Directors Kerr and Smith opposing the motion.

OPERATION OF DISTRICT FACILITIES

Mr. Woodring reviewed a customer appeal from Saberena White requesting a bill adjustment for the months of July and August, 2017 for high water usage. Following review and discussion, Director Thornhill moved to authorize the District operator to offer a 6 month payment plan to the customer. The motion was seconded by Director Smith and passed by a vote of 4 to 1, with Director Kerr opposing the motion.

ENGINEERING MATTERS (CONT'D)

Mr. Heisch reported that the pre-construction meeting for emergency repair of the 12-inch potable water line that spans Mayde Creek is scheduled for Wednesday.

Discussion ensued regarding proposed detention for the proposed annexation tract. Following discussion, the Board concurred to request design of the proposed detention facilities as dry bottom facilities and to establish that any additional pond function or amenities will be at the developer's expense.

Mr. Heisch discussed delays by R&B Group on the wastewater treatment plant improvements. Following discussion, the Board concurred to authorize ABHR to send a letter to R&B Group regarding the delays.

HOLIDAY IN THE PARK

Mr. Woodring updated the Board on preparation for the District's annual Holiday in the Park event scheduled for December 16, 2017 and reviewed a draft event flyer to be included in the December 3, 2017 water bill. Following review and discussion, Director Kerr moved to approve the draft event flyer and distribution of same. The motion was seconded by Director DuBois and passed unanimously.

ACTION LIST

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

AGENDA FOR NOVEMBER 2017 REGULAR MEETING

The Board confirmed its regular meeting on November 13, 2017 and a special meeting on November 27, 2017 and discussed agenda items for the regular meeting.

DIRECTORS' AND DISTRICT CONSULTANTS' REPORTS ABOUT DISTRICT OPERATIONS

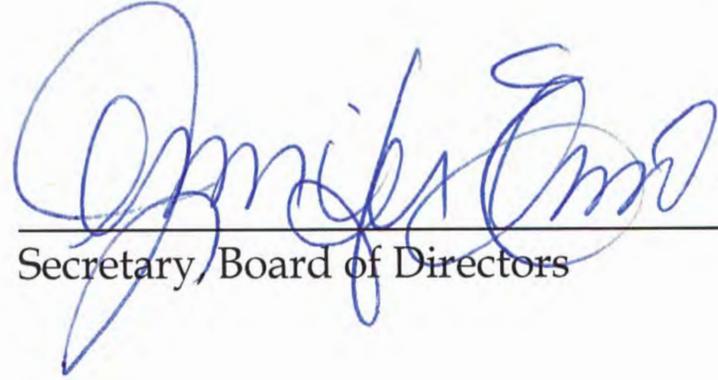
Ms. Carner and Mr. Thornhill discussed correspondence received from the WHCRWA regarding timing for converting the District's water plants to surface water.

The Board also reviewed correspondence from the Harris County Emergency Services District No. 48 ("ESD 48") requesting information needed to upgrade the area ISO rating and concurred to authorize the District operator to provide the information requested to ESD 48.

EXECUTIVE SESSION PURSUANT TO SECTION 551.071

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

There being no additional business to consider, Director DuBois moved to adjourn the meeting at 8:32 p.m. Director Thornhill seconded the motion, which passed unanimously.


Secretary, Board of Directors



LIST OF ATTACHMENTS TO MINUTES

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