

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71

April 30, 2018

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 April, 2018, 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 Patrick Beech and Suzanne McDonald, District residents; Scott Barr, Steve Woodring and Ginny Woodring of Regional Water Corporation ("RWC"); Nick Cooke and John Fletcher of Mike Stone Associates, Inc. ("MSA"); Anthea Moran of Masterson Advisors, LLC; Alene Efaw of BGE, Inc. ("BGE"); Oscar Fumero and Karen Sears of Storm Water Solutions, LP ("SWS"); 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.

COMMENTS AND WEBSITE INQUIRIES FROM THE PUBLIC

Ms. McDonald commented regarding deteriorated iron fencing between the rear of her lot and the detention pond in Mason Lakes due to exposure to spray from irrigation heads. Following discussion regarding the Board's previous advice to Ms. McDonald to follow up with the Mason Lakes Homeowner's Association to request that they redirect irrigation spray away from her fence line, Mr. Woodring said he would confirm ownership of the meter for the irrigation heads spraying Ms. McDonald's fence line and follow up with Ms. McDonald.

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.

FINANCIAL ADVISORY SERVICES

Ms. Moran discussed her recent move from Hilltop Securities, Inc. to Masterson Advisors, LLC and requested that the Board consider engaging Masterson Advisors, LLC as the District's financial advisor. Following review and discussion, Director DuBois moved to (1) authorize ABHR to send a letter terminating the District's contract with Hilltop Securities and providing notice required by the contract; and (2) approve a financial advisory services contract with Masterson Advisors, LLC, subject to final attorney review. Director Kerr seconded the motion, which passed unanimously.

MINUTES

The Board considered approving the minutes of the March 29, 2018 special meeting. Following review and discussion, Director Elms moved to approve the March 29, 2018 special meeting minutes. The motion was seconded by Director Smith and passed unanimously.

REPORT FROM STORM WATER SOLUTIONS

Mr. Fumero reviewed a Drainage Facilities Report, a copy of which is attached to these minutes, updated the Board regarding general maintenance, mowing and over seeding schedules and the status of previously approved repairs, introduced Ms. Sears and discussed a new reporting format.

Discussion ensued regarding debris in the District's right-of-way in Lakes of Bridgewater, Section 2. Following review and discussion, Director Thornhill (1) authorized removal of debris from District detention areas, as needed, for an amount not to exceed \$500; and (2) authorized SWS to remove future debris in District detention facilities, in an amount not to exceed \$500 per occurrence. The motion was seconded by Director Smith and passed unanimously.

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 Directors Park and Bundy Lake Park under \$500; District detention ponds; District common areas; and the District Administration Building.

Mr. Cooke next discussed previously approved maintenance and repair work in Directors Park. Mr. Cooke then reviewed a proposal from Native Land Design in the amount of \$1,356.99 to trim shrubs along the fence line at water plant no. 1. Following

review and discussion, Director Smith moved to approve the proposal. The motion was seconded by Director Kerr and passed unanimously.

Mr. Cooke discussed previously approved maintenance and repair work at Bundy Lake Park and reported on maintenance and repair previously approved and underway or completed.

Mr. Cooke reviewed a proposal from Four Palms in the amount of \$5,232.50 for pressure washing the bridge, gazebo and handrails; stripping, treating and recoating bare metal on the bridge, gazebo and handrails; removing and replacing boards on the bridge; and debris removal at Bundy Lake Park. Mr. Cooke noted that the proposed maintenance is not part of the planned improvements for Bundy Lake Park. Following review and discussion, Director Smith moved to approve the proposal. The motion was seconded by Director DuBois and passed unanimously.

Mr. Cooke next discussed a proposal from Saville Electric in the amount of \$11,837 to relocate the electric rack near the Bundy Lake Park parking lot to a secured control cabinet near the fence and screen with landscaping. Discussion ensued regarding controls that will be enclosed or mounted to the cabinet and the weather rating of the cabinet proposed for installation. Following discussion, the Board requested a revised proposal to include a weather rated cabinet and a different location for the relocated cabinet.

Mr. Cooke next updated the Board on detention pond and fountain repair and maintenance. Discussion ensued regarding general fountain maintenance and repair and fountain spray patterns for newly installed fountains at Bundy Lake.

Mr. Cooke reported regarding the status of design and preparation of bid specifications for fencing improvements proposed as part of the Bundy Lake Park Enhancements. He reviewed plans sheets from the draft bid package for fencing and requested authorization to advertise for construction of the proposed fence and gate improvements. Discussion ensued regarding gates eliminated from the project plans, as discussed at the March 29, 2018 special Board meeting. Director Thornhill requested that MSA confirm that the proposed fence alignment along Mason Road is not in the Harris County road right-of-way. Discussion ensued regarding plans to notify residents affected by the project. Following review and discussion, the Board concurred to defer authorization of advertisement until the landscape architect signs the plans and confirms that the proposed fence alignment is not within Harris County road right-of-way.

Discussion ensued regarding duck population management.

Discussion ensued regarding the first responder event on April 13, 2018 hosted by EnerTech Technologies, LLC at Directors Park and the District Administration Building.

Ms. Carner next discussed the status of a proposed Cost Sharing Agreement with Lakes of Bridgewater and Vineyard Meadow Homeowners' Associations for construction of a proposed Lakes of Bridgewater sidewalk extension.

Mr. Cooke updated the Board regarding the District's pending application to the Federal Emergency Management Agency ("FEMA") for reimbursement of costs for repair of the water line over Mayde Creek.

Following discussion and review, Director Smith moved to approve the Parks Management Report. Director Elms seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES

Ms. Woodring updated the Board regarding RWC's research regarding emails or phone calls associated with a customer appeal from Cynthia Mulkey at 20907 Banyan Crest Lane requesting a waiver of back charges for after hour service in the amount of \$66.82. Ms. Woodring confirmed that RWC was unable to locate any emails or phone call records from the customer notifying RWC of payment made during regular business hours for delinquent amounts owed on her account, but that Ms. Mulkey had provided a copy of an email she states she sent to RWC regarding the payment. Ms. Woodring said the customer's payment was deposited to the District's account the following Monday. Following review and discussion, Director Smith moved to waive back charges to the customer's account in the amount of \$66.82, based upon information provided by the customer. The motion was seconded by Director Thornhill and passed by a vote of 4 to 0, with Director Kerr abstaining from voting.

Mr. Woodring reported regarding an excursion that occurred over the weekend in Lakes at Mason Park, Section 1 caused by a District sanitary sewer stack dropping into an 8" sanitary sewer main. He said SourcePoint Solutions cleaned the spill for \$6,600, and the event was reported to the Texas Commission on Environmental Quality. Mr. Woodring said the estimated cost to repair the stack, which includes excavation and reinstallation of a driveway, is \$29,000. Following review and discussion, Director Elms moved to approve repair, as discussed, for an amount not to exceed \$29,000. The motion was seconded by Director Smith and passed unanimously.

Mr. Woodring next discussed repair of the jockey pump motor replacement at water plant no. 2. He said the final repair total was less than the District's insurance deductible. Following discussion, the Board concurred to authorize RWC to withdraw the District's claim for reimbursement of jockey pump replacement costs.

ENGINEERING MATTERS

Ms. Efaw also reported on the status of startup of water plant no. 3 and ongoing evaluation of electrical issues at water plant no. 2.

Ms. Efaw next discussed and recommended that the Board accept the following easements to the District:

1. water meter easement from Holy Covenant United Methodist Church of Katy; and
2. water meter easement from Katy Independent School District.

Following review and discussion, Director Thornhill moved to approve the easements listed above, as recommended by BGE. The motion was seconded by Director DuBois and passed by a vote of 4 to 0, with Director Smith abstaining.

SUMMER EVENT

The Board and consultants discussed plans and preparations for the summer event on June 2, 2018 at Directors Park. The Board concurred to place the event flyer on the District website and to include it in next month's utility bills.

ACTION LIST

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

AGENDA FOR MAY 2018 REGULAR MEETING

The Board confirmed its regular meeting on May 14, 2018 and discussed agenda items for the regular meeting.

DIRECTORS' AND DISTRICT CONSULTANTS' REPORTS ABOUT DISTRICT OPERATIONS

Ms. Carner reported that Acclaim Energy Advisors requested that the Board place an agenda item on the May regular agenda to discuss upcoming expiration of the District's electricity contract and future energy pricing proposals.

The Board discussed requesting a proposal from Off Cinco to add text message delivery of mass messages to District customers/residents.

Director Smith commented regarding noted improvement in SWS' maintenance of detention facilities.

The Board discussed upcoming Association of Water Board Directors events.

CAUSE NO. 2015 – 70570, VALLERIA WOODS V. MIKE STONE ASSOCIATES, INC.

The Board determined to defer discussion for this agenda item until executive session.

CONVENE IN EXECUTIVE SESSION EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE

At 7:44 p.m., the Board met in executive session to conduct a private consultation with the District's attorney to discuss pending or contemplated litigation. Ms. Carner and Ms. Miller were also present during executive session.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION

At 7:58 p.m., the Board reconvened in Open Session.

There being no additional business to consider, Director Thornhill moved to adjourn the meeting at 8:01 p.m. Director Smith seconded the motion, which passed unanimously.

Mary Aubin

Secretary, Board of Directors



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