

MINUTES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71

June 27, 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 27<sup>th</sup> day of June, 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 except Directors Thornhill and Elms, thus constituting a quorum.

Also present were Scott Barr, Lonnie Lee of Regional Water Corporation ("RWC"); Nick Cook, and John Fletcher of Mike Stone Associates, Inc. ("MSA"); Alene Efaw of BGE, Inc. ("BGE"); Karen Sears of Storm Water Solutions, LP ("SWS"); and Katie Carner and Jane Miller of Allen Boone Humphries Robinson LLP ("ABHR").

Director Kerr called the meeting to order at 6:01 p.m.

COMMENTS AND WEBSITE INQUIRIES FROM THE PUBLIC

Mr. Lee and Mr. Cook updated the Board regarding emails received through the District website and by RWC and MSA and responses returned to the customers making inquiries, including Beth Gilbert, Priscilla Perales and the Bridgewater Community Association, Inc.

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 May 14, 2018 regular meeting and the May 23, 2018, special meeting, but concurred to table discussion until the Board's regular meeting on July 9, 2018.

## REPORT FROM STORM WATER SOLUTIONS

Ms. Sears 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, permitting and the status of previously approved repairs. Discussion ensued regarding revisions to the monthly reporting format and quarterly email reports with photographs of drainage facilities.

## 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 discussed previously approved maintenance and repair work at Director's Park, maintenance and repair previously approved and underway or completed and presented a proposal in the amount of \$838.19 from Native Land Design to replace a dead red bud tree with a 30 gallon crepe myrtle.

Mr. Cooke discussed previously approved maintenance and repair work at Bundy Lake Park, reported on maintenance and repair previously approved and underway or completed and presented the following proposals from Lake Management Services for Board review and/or approval:

1. Proposal in the amount of \$11,407.80 to replace fountain no. 5, including the control unit, anchoring system and light set; and
2. Proposal in the amount of \$1,369.48 to upgrade the electrical control on fountain no. 4 and change the spray pattern and impeller.

Mr. Cooke next reported regarding the status of gate installation at the wastewater treatment plant and presented a proposal from Saville Electric in the amount of \$1,380 to install underground wiring from the electrical panel to the gate and a new riser.

Mr. Cooke reported regarding the schedule for receiving and reviewing bids for fencing improvements proposed as part of the Bundy Lake Park Enhancements. He said MSA plans to bring bid tabulations and make a recommendation of award at a July, 2018 Board meeting. Discussion ensued regarding plans to notify residents affected by the project, including door-to-door notification and website posting.

Following discussion and review, Director Smith moved to (1) approve the Parks Management Report; and (2) approve all proposals presented and as listed above for amounts not to exceed the quoted amount. Director DuBois seconded the motion, which passed unanimously.

Mr. Cooke said MSA would follow up regarding leak repairs in the District Administration building.

#### OPERATION OF DISTRICT FACILITIES

Mr. Lee discussed the status of upgrading telephone communication for District's plants to wireless connections.

Mr. Lee next requested authorization to submit a tap fee estimate to the Bridgewater Community Association, Inc. in the amount of \$13,321.35 for installation of irrigation taps on Morgan's Point Circle, Snug Harbour Court and Bent Lake Drive. Following review and discussion, Director Smith moved to approve the estimate and authorize RWC to submit the estimate to the Bridgewater Community Association, Inc. Director DuBois seconded the motion, which passed unanimously.

Mr. Lee requested authorization to repair a sinkhole at 22311 Guston Hall for an estimated amount of \$7,300. Following discussion, Director Kerr moved to approve the repair, as discussed. The motion was seconded by Director DuBois and passed unanimously.

#### DEVELOPMENT IN THE DISTRICT

Ms. Carner discussed pending reimbursement to Bridgewater Meadow IV, Ltd. for construction of facilities to serve Bridgewater Meadow, Section 4 and current property values. She said the District's financial advisor has determined that the current taxable value of the property does not fully support the proposed reimbursement. Discussion ensued regarding timing and procedures of reimbursement to the developer for same.

#### ENGINEERING MATTERS

Ms. Efav reported on CenterPoint Energy's response to the electrical evaluation at Water Plant No. 2 and said that CenterPoint concluded that the supply voltage is compliant and within applicable design standards.

Ms. Carner presented an amended utility commitment letter for the benefit of Fleetwood Church of Christ ("Fleetwood"), as previously discussed, increasing capacity

from 1.17 equivalent single family connections ("ESFC") to 1.8 ESFCs. Following discussion, Director Smith moved to approve a capacity commitment to Fleetwood increasing the utility capacity, as requested, subject to receipt of payment for costs of meter installation, plus payment of Fleetwood's pro-rata share of facilities and engineering fees. The motion was seconded by Director Kerr and passed unanimously.

#### WEBSITE MATTERS

The Board concurred to request that a new boundary map of the District be posted on the District website, once available.

#### SUMMER EVENT

Mr. Lee reported that there are still additional vendor invoices outstanding for the summer event.

#### ACTION LIST

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

#### AGENDA FOR JULY 2018 REGULAR MEETING

The Board confirmed its regular meeting on July 9, 2018 and discussed agenda items for the regular meeting.

#### DIRECTORS' AND DISTRICT CONSULTANTS' REPORTS ABOUT DISTRICT OPERATIONS

Discussion ensued regarding capital improvement projects currently under construction or design and future scheduled capital improvement projects.

There being no additional business to consider, Director Smith moved to adjourn the meeting at 7:05 p.m. Director Kerr seconded the motion, which passed unanimously.

*Mary DeLois*

Secretary, Board of Directors



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