

MINUTES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71

July 25, 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 25<sup>th</sup> day of July, 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 Scott Barr and 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 and Oscar Fumero 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. Carner and Ms. Efaw reported regarding emails received through the District website, including an email received from District resident, Trennan Gamble. Ms. Carner provided an update regarding a pending response to Mr. Gamble.

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 June 27, 2018, special meeting. Following review and discussion, Director Kerr moved to approve the meeting minutes for the June 27, 2018, special meeting. Director Smith seconded the motion, which passed 4 to 0, with Director Thornhill abstaining from voting.

## REPORT FROM STORM WATER SOLUTIONS

Ms. Sears and 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, permitting and the status of previously approved repairs. Discussion ensued regarding debris in District property behind 2726 Blue Mills Court and options for notifying the resident to remove the debris.

The Board next discussed required maintenance of a resident-owned wooden pedestrian bridge adjacent to 3714 Brighton Springs Lane pursuant to a Consent to Encroachment granted by the District to the resident.

Following review and discussion, Director Smith moved to (1) approve the Drainage Facilities Report; (2) authorize ABHR to send correspondence to the residents at 2726 Blue Mills Court requesting removal of debris from District property; and (3) authorize ABHR to prepare correspondence notifying the residents at 3714 Brighton Springs of their responsibility to repair the wooden pedestrian bridge within 30 days and the District's intent to remove the bridge and charge the residents for the cost if such repairs are not completed to the District's satisfaction within the required timeframe. The motion was seconded by Director DuBois 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 discussed previously approved maintenance and repair work at Director's Park, maintenance and repair previously approved and underway or completed, including splash pad maintenance, and updated the Board on the status of air conditioning repair and ceiling tile replacement in the District Administration building.

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 updated the Board regarding adjustment of fountain no. 4 patterns, installation of the electrical cabinet pedestal near the parking lot, tree trimming and removal, replacement of the breaker box at the gazebo and touch up painting of the Bundy Lake monument.

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 Half Associates' recommendation of award at an August, 2018 Board meeting. Discussion ensued regarding plans to notify residents affected by the project, including door-to-door notification and website posting.

Mr. Cooke discussed issues with water levels at Mirror Lake.

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

#### OPERATION OF DISTRICT FACILITIES

Mr. Lee and Mr. Barr discussed notice from the Texas Commission on Environmental Quality ("TCEQ") Houston regional office regarding a water quality complaint received from a District customer on Rocky Crest Drive. Mr. Lee said RWC coordinated inspection and sampling of water at the nearest hydrant to the customer with the TCEQ and no issues were noted by the TCEQ. Mr. Barr said RWC attempted to follow up with the customer, but calls made to the customer were not returned.

Mr. Lee requested authorization to replace 2 air conditioners at the wastewater treatment plant for an estimated total amount of \$5,500. Following review and discussion, Director Thornhill moved to approve replacement of the air conditioners for an amount not to exceed \$5,500. Director Kerr seconded the motion, which passed unanimously.

Mr. Lee next requested authorization to sell the old generator at water plant no. 1 as unusable, surplus property. Following discussion, Director Elms moved to declare the old generator at water plant no. 1 as surplus property and to authorize RWC to sell the generator in "as is" condition for an amount of at least \$1,000. Director Kerr seconded the motion, which passed unanimously.

Mr. Lee next discussed a recent emergency repair of a sinkhole at 21114 Bridge Falls. Discussion ensued regarding amending the District's repair approval policy to allow authorization of repairs up to the amount of \$5,000.00 upon approval by the Operator liaison, emergency repairs between \$5,000.00 and \$7,500 upon approval by two Board members, and requiring that all repairs over \$10,000.00 be approved by the Board. Following discussion, Director Kerr moved to amend the District's repair approval policy, as discussed. Director Thornhill seconded the motion, which passed unanimously.

## ENGINEERING MATTERS

Ms. Efaw updated the Board regarding improvements at water plant no. 1 and said the slab pour is underway. Discussion ensued regarding timing for completion of the water plant no. 1 improvements project.

Ms. Efaw next discussed CenterPoint Energy's electrical evaluation at Water Plant No. 2 and confirmed that the plant currently has surge protection.

## WEBSITE MATTERS

The Board discussed posting on the District website (1) an advisory regarding the prohibition of dumping of debris in District detention/drainage facilities and lakes; and (2) factual information regarding Harris County's August 25, 2018 special bond election. Following review and discussion, Director Elms moved to authorize the website postings discussed above. Director DuBois seconded the motion, which passed unanimously.

## ACTION LIST

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

## AGENDA FOR AUGUST 2018 REGULAR MEETING

The Board confirmed its regular meeting on August 13, 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 Thornhill moved to adjourn the meeting at 7:15 p.m. Director Smith seconded the motion, which passed unanimously.

  
Secretary, Board of Directors



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