

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71

September 24, 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 24th day of September, 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 James Woodring of Regional Water Corporation ("RWC"); Nick Cooke 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"); Nino Corbett of Compass Land Development; 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

There were no public comments.

Mr. Woodring discussed with the Board with an email received by ABHR from District customer, Gus Rodriguez, reporting higher than average water usage. Mr. Woodring confirmed that the customer's usage, since reported by the customer, has returned to normal usage. He said RWC sent Mr. Rodriguez a leak adjustment request form.

Discussion ensued regarding additional correspondence received through the District website, including a customer report that the utility billing system was not working properly. Mr. Woodring confirmed that RWC checked the utility billing site following receipt of the email and confirmed that the site was and is accessible and operable.

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 August 22, 2018, special meeting. Following review and discussion, Director Kerr moved to approve the meeting minutes for the August 22, 2018, special meeting. Director Smith seconded the motion, which passed unanimously.

REPORT FROM STORM WATER SOLUTIONS

Ms. Sears and Mr. Fumero reviewed a Drainage Facilities Report, a copy of which is attached to these minutes, and updated the Board regarding general maintenance, previously approved repairs and permitting.

Ms. Sears reported that previously approved repair of slope paving erosion in the Bridgewater Village detention pond is scheduled, but delayed due to inclement weather. Ms. Sears next reviewed a proposal for installation of bollards to restrict vehicle access from the right-of-way adjacent to the Bridgewater Meadows detention facility. Following discussion, the Board concurred to table discussion and requested that Ms. Sears determine how much the District is spending to pick up and remove trash from District detention facilities.

Following review and discussion, Director Smith moved to approve the Drainage Facilities Report. The motion was seconded by Director DuBois and carried unanimously.

ENGINEERING MATTERS

Ms. Efaw and Mr. Barr updated the Board regarding improvements at water plant no. 1.

Ms. Carner discussed multiple pending easements necessary for Compass Land Development's ("Compass") plan approval for future development of a 14.288 acre tract, for which annexation currently is under review by the City of Houston (the "City"). Ms. Carner said Mr. Corbett is requesting that the Board accept the easements so that Compass may complete its plan approval with Harris County. Mr. Corbett confirmed that Compass is willing to pay for the costs to abandon the easements if the City does not consent to the District's proposed annexation of the 14.288 acre tract into the District or the annexation is otherwise is not completed. Following discussion, Director Elms

moved to authorize ABHR to prepare the proposed easements. 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 work 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 reviewed the following proposals:

1. proposal from Native Land Design in the amount of \$1,232.83 for replacement of 2 dead trees with Crape Myrtles; and
2. proposal from Four Palms in the amount of \$1,351.25 to pressure wash the District Administration building, including columns and sidewalks, and remove 2 inactive electronic gate entry pedestals.

Mr. Cooke update the Board regarding previously approved maintenance and repair work at Bundy Lake Park, reported on maintenance and repair previously approved and underway or completed and reviewed a proposal from Native Land Design in the amount of \$949.12 to grade top soil in the low areas and remove and cap plastic boxes.

Director Thornhill reported issues with the fountain/lighting timer at the Morton Ranch detention pond and requested that MSA follow up and inspect the timer.

Mr. Cooke reported on the status of fencing improvements proposed as part of the Bundy Lake Park Enhancements and recommended the Board approve the following quantity contract adjustments:

1. contract quantity adjustment no. 1 increasing the contract price by \$15,200 to adjust the height of fencing to match originally installed fence heights; and
2. contract quantity adjustment no. 2 removing 7 ornamental gates and decreasing the contract price by \$13,405.

Following review and discussion, Director Smith move to approve both contract quantity adjustments discussed above for the Bundy Lake fencing improvements. Director DuBois seconded the motion, which passed unanimously.

Mr. Cooke updated the Board regarding plans for Bundy Lake Enhancements, Phase 2 and said he will bring preliminary plans for the sidewalk and walkout improvements to the October, 2018 regular meeting.

Following review and discussion, Director Smith moved to (1) approve the Parks Management Report; (2) approve a proposal from Native Land Design in the amount of \$1,232.83 for replacement of 2 dead trees with Vitex trees instead of crape myrtles; and (3) approve a proposal from Native Land Design in the amount of \$949.12 to grade top soil in low areas and remove and cap plastic boxes. The motion was seconded by Director DuBois and passed unanimously.

OPERATION OF DISTRICT FACILITIES

Mr. Woodring requested authorization to repair a tap line leak at 3115 Mason Road for an estimated amount of \$3,100. Following discussion, Director Elms moved to approve repair of a tap line leak at 3115 Mason Road for an estimated amount of \$3,100. The motion was seconded by Director Kerr and passed unanimously.

Mr. Barr reported damage to a water main line earlier today and said a CenterPoint contractor hit the water main with an auger while setting a power pole. Mr. Barr said the break was isolated and repaired, but RWC has not yet determined amounts to be charged back to the contractor for damaging the line.

Ms. Efaw reported a Notice of Violation from the Texas Commission on Environmental Quality ("TCEQ") at water plant no. 3 and said she is working with RWC to address the alleged violation and respond to the TCEQ.

WEBSITE AND ELECTRONIC COMMUNICATION MATTERS

Mr. Woodring discussed text alert language that will be distributed with the next utility bills.

ACTION LIST

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

OPTIONAL INSURANCE COVERAGE

Discussion ensued regarding the optional worker's compensation coverage in the pending insurance renewal proposal from Arthur J. Gallagher & Co. Following discussion, the Board concurred to bind coverage as previously approved.

AGENDA FOR OCTOBER 2018 REGULAR MEETING

The Board confirmed its regular meeting on October 8, 2018 and a special meeting on October 22, 2018 and discussed agenda items for the regular meeting.

DIRECTORS AND DISTRICT CONSULTANTS' REPORTS ABOUT DISTRICT OPERATIONS

There was no discussion for this agenda item.

HOLIDAY IN THE PARK

There was no discussion for this agenda item.

There being no additional business to consider, Director Thornhill moved to adjourn the meeting at 7:14 p.m. Director Smith seconded the motion, which passed unanimously.


Secretary, Board of Directors



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