

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71

November 26, 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 26th day of November, 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 Director DuBois, thus constituting a quorum.

Also present were Mike Thornhill, District resident; 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 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 6:01 p.m.

COMMENTS AND WEBSITE INQUIRIES FROM THE PUBLIC

Mr. Woodring discussed with the Board an email received through the District website regarding fence installation at Bundy Lake Park, which forwarded to MSA for response to the resident making inquiry.

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 October 8, 2018, regular meeting and the October 22, 2018, special meeting. Following review and discussion, Director Smith moved to approve the meeting minutes for the October 22, 2018, special

meeting. Director Kerr seconded the motion, which passed unanimously. The Board concurred to defer action on the October 8, 2018 regular minutes.

OPERATION OF DISTRICT FACILITIES

Mr. Woodring requested authorization to repair the on-site well motor at water plant no. 2 for an estimated cost of \$30,000. He said a rental motor was installed so there is no service interruption to customers. Ms. Efaw reported that Neil Technical Services will be in the District tomorrow to check the automatic transfer switch for the generator at water plant no. 2, which also appears to be malfunctioning. Discussion ensued regarding generator repair and parts replacement records and routine exercising of the generator at water plant no. 2. Ms. Efaw also said that the programmable logic controller at water plant no. 2 is not working, but she does not yet have a proposal for repair of same.

Following review and discussion, Director Smith moved to approve repair of the on-site well motor at water plant no. 2 for an amount not to exceed \$30,000. Director Kerr seconded the motion. Additional discussion ensued regarding the amount of the estimate to repair the well motor at water plant no. 2 and insurance coverage and deductibles. The Board then voted unanimously to approve repair of the well motor at water plant no. 2 for an amount not to exceed \$30,000.

WEBSITE AND ELECTRONIC COMMUNICATION MATTERS

There was no additional discussion for this agenda item.

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 Directors Park, and maintenance and repair underway or completed.

Mr. Cooke next updated the Board regarding previously approved maintenance and repair work at Bundy Lake Park, and maintenance and repair underway or completed. The Board discussed pending holiday programming for the Bundy Lake monument and then concurred to change the color of lighting of the Bundy Lake Plaza sign to green during the holiday season.

Mr. Cooke next updated the Board regarding previously approved maintenance and repair work at District detention facilities, and maintenance and repair underway or completed. Mr. Cooke reviewed a fountain reserve study, recommended replacing the existing fountain at Wishing Well No. 1 and presented a proposal from Lake Management Services ("LMS") in the amount of \$10,838.18 to replace the existing fountain with an Otterbine Gemini fountain. Discussion ensued regarding continuing issues with a new timer on the fountain at the Morton Ranch detention pond. Director Thornhill noted that the fountains/lights are still not cycling correctly. Following review and discussion, Director Smith moved to authorize replacement of the fountain at Wishing Well No. 1, as proposed. Director Elms seconded the motion, which passed unanimously.

Mr. Cooke reported on the status of fencing improvements proposed as part of the Bundy Lake Park Enhancements and resident responses and comments regarding fencing panels already installed. Mr. Cooke presented Pay Estimate No. 1 in the amount of \$109,986.83. He then discussed some project quality issues noted by MSA during inspection, including inconsistent panel and post placement, and said the contractor has been placed on hold until those issues are addressed. Following review and discussion, the Board concurred to defer approval of Pay Estimate No. 1 to the December regular meeting, pending MSA's meeting with the contractor regarding quality issues with the existing work.

Discussion ensued regarding previous inquiries from 2 homeowners requesting to install 4' or 6' fencing panels instead of the panels previously approved at the September special meeting as part of contract quantity adjustment no. 1. Director Thornhill moved to give residents who previously had 4' fencing panels the option to request that the District install new 4' fence panels. Director Kerr seconded the motion, which failed by a vote of 2-2, with Directors Elms and Smith voting against the motion.

Mr. Cooke also said that some installed fence heights are not as anticipated due to topography issues. He presented a proposal from LN McKean in the amount of \$2,875 for regrading work along the western fence line of Bundy Lake Park. Following review and discussion, Director Smith moved to approve the proposal from LN McKean in the amount of \$2,875 for regrading work. The motion was seconded by Director Elms and passed unanimously.

Ms. Carner presented right of entry documents for residents with existing fencing outside the District property line permitting entry for the purpose of removal of the existing homeowner fencing following installation of the new Bundy Lake Park fencing. Following review and discussion, Director Smith moved to approve the right of entry documents. Director Elms seconded the motion, which passed by a vote of 3 to 0, with Director Kerr abstaining from voting.

REPORT FROM STORM WATER SOLUTIONS

Ms. Sears 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 regarding debris removal from District detention facilities and discussed options to restrict vehicle access from the right-of-way adjacent to the Bridgewater Meadow detention facility. The Board requested SWS to bring proposals for access restriction facilities to the December regular meeting for review.

Ms. Sears reported erosion in the Bridgewater Meadows detention pond and reviewed a proposal in the amount of \$4,140 to repair and stabilize the area. The Board requested SWS to install safety fencing around the affected area, pending repairs to same.

Following review and discussion, Director Elms moved to (1) approve the Drainage Facilities Report; and (2) approve a proposal in the amount of \$4,140 to repair the erosion at the Bridgewater Meadows detention pond and stabilize the area. The motion was seconded by Director Smith and carried unanimously.

ENGINEERING MATTERS

Ms. Efaw updated the Board regarding projected completion dates for improvements at water plant no. 1 and the status of plan approval for future development of a 14.288 acre tract, for which annexation currently is under review by the City of Houston.

ACTION LIST

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

AGENDA FOR DECEMBER 2018 REGULAR MEETING

The Board confirmed its regular meeting on December 10, 2018 and discussed agenda items for the regular meeting.

HOLIDAY IN THE PARK

The Board discussed preparation for the District's annual Holiday in the Park.

DIRECTORS AND DISTRICT CONSULTANTS' REPORTS ABOUT DISTRICT OPERATIONS

Director Elms discussed notice of fee increase from the West Harris County Regional Water Authority, effective January 1, 2019.

Director Kerr discussed recycling collection.

There being no additional business to consider, Director Thornhill moved to adjourn the meeting at 7:31 p.m. Director Kerr seconded the motion, which passed unanimously.

Mary DuBois

Secretary, Board of Directors



LIST OF ATTACHMENTS TO MINUTES

Minutes
Page

 parks management report.....2
 Drainage Facilities Report.....4