

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71

September 23, 2019

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 23rd day of September, 2019, 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:

Pam Kerr	President
Katrina Thornhill	Vice President
Mary DuBois	Secretary
Michael Williams	Assistant Vice President
Jennifer Elms	Assistant Secretary

and all of the above were present, thus constituting a quorum.

Also present were Mike Thornhill, District resident; Scott Barr and Ginny Woodring of Regional Water Corporation ("RWC"); Nick Cooke and John Fletcher of Mike Stone Associates ("MSA"); Karen Sears of Storm Water Solutions, LP; Alene Efaw and Jeremy Gaskins of BGE, Inc. ("BGE"); and Katie Carner, Erika Smiley and Jane Miller of Allen Boone Humphries Robinson LLP ("ABHR").

Director Kerr called the meeting to order at 6:00 p.m.

SECURITY REPORT, INCLUDING 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 that it was not necessary to convene in executive session.

COMMENTS AND WEBSITE INQUIRIES FROM THE PUBLIC

Ms. Woodring presented a request from Harris County Election Specialist to use the District Administration Building for voting on November 5, 2019. The Board concurred to authorize use, as discussed, and asked that RWC remind election officials to pick up inside the building following use and advise them that the District intends to invoice them for any damage or cleaning required following use.

Mr. Fletcher commented regarding calls, emails and social media posts and resident comments regarding deceased wildlife on Banksfield Court.

Ms. Woodring reported that RWC responded to District customer, Brenda Sandefer's, inquiry regarding utility bill payment options.

DIRECTORS AND DISTRICT CONSULTANT'S REPORTS

The Board discussed and concurred to discuss more fully under appropriate agenda items projected property values within the District, economic conditions and budgeting for future maintenance and operation and security issues.

MINUTES

The Board considered approving the minutes of the August 26, 2019, special meeting. Following review and discussion, Director Elms moved to approve the meeting minutes for the August 26, 2019, special meeting, as submitted. The motion was seconded by Director Kerr and passed by a vote of 4 to 0, with Director DuBois abstaining from voting.

REPORT FROM STORM WATER SOLUTIONS

Ms. Sears reviewed a Drainage Facilities Report, a copy of which is attached, and updated the Board regarding general maintenance, previously approved repairs and permitting. She said she would bring proposals next month to address maintenance issues for outfalls in the Lakes of Bridgewater, Section 2 and Bridgewater Meadows. Director Thornhill asked that SWS mark any potentially hazardous areas near those outfalls with caution tape in the interim. Following review and discussion, Director Thornhill moved to approve the Drainage Facilities Report. Director Kerr seconded the motion, which passed unanimously.

REPORT ON PARK, LANDSCAPE, AND LAKE MAINTENANCE AND REPAIR AND DEVELOPMENT OF DISTRICT LAKES, PARKS AND RECREATIONAL FACILITIES

Discussion ensued regarding MSA's recent duck population management efforts and resident reports and comments regarding same. Following discussion, the Board concurred to request that MSA draft a website notice for ABHR's and Director Elm's review requesting that residents refrain from feeding ducks at Bundy Lake.

Mr. Cooke said that Halff Associate's design of proposed improvements for the splash pad and playground in Directors Park is on hold pending coordination with BGE to add parking lot modifications requested by the Board. Mr. Cooke said that Halff estimates a cost of \$14,500 for site analysis and schematic design. Following review and discussion, Director Kerr moved to approve a modified scope for proposed improvements for the splash pad and playground in Directors Park, including a parking schematic, for an amount not to exceed \$14,500. Director Thornhill seconded the motion, which passed unanimously.

Mr. Cooke reviewed a Parks Management Report, a copy of which is attached, 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 next discussed previously approved maintenance and repair work at Directors Park and presented a proposal in the amount of \$517.50 from Katy Gutters to repair a damaged downspout at the Administration Building. Discussion ensued regarding the status of replacement of concrete panels at the Directors Park entrance and sidewalk panels throughout Directors Park.

Following review and discussion, Director Kerr moved to (1) approve the Parks Management Report; and (2) approve a proposal in the amount of \$517.50 from Katy Gutters to repair a damaged downspout at the Administration Building. The motion was seconded by Director Elms and passed unanimously.

OPERATION OF DISTRICT FACILITIES

Ms. Woodring updated the Board regarding scheduling presentations from Ferguson Waterworks for Mueller meters and from Master Meter. Director Williams offered to review the presentations/proposals and prepare a comparison of product and services offered by Accurate Meter, Kamstrup, Ferguson Waterworks for Mueller meters and Master Meter for review at the October, 2019 special meeting.

Ms. Woodring discussed the status of transition of District utility billing from Compass Bank (AVR) to First Billing. Discussion ensued regarding resident notification regarding the new billing service and/or options and schedule for giving notice to Compass Bank.

ENGINEERING MATTERS

Ms. Efaw stated that bids were received for construction of a Replacement Generator at Water Plant No. 2. Ms. Efaw recommended that the Board award the contract to the low bidder Gemini Contracting Services, Inc. ("Gemini") in the amount of \$385,500. Discussion ensued regarding contractor references and required timeline for completion of the project. Ms. Efaw confirmed the second lowest bidder, W.W. Payton, is also a qualified contractor. Following review and discussion, the Board concurred that, in its judgment, the second lowest bidder, W.W. Payton was the most responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project. Following review and discussion, Director Elms moved to award the contract for construction of a Replacement Generator at Water Plant No. 2 to W.W. Payton in the amount of \$445,000, based upon the Board's determination

that said contractor was the most responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project and subject to approval of the payment and performance bonds and review of the certificate(s) of insurance and endorsements, if any, provided by the contractor. Director Thornhill seconded the motion, which passed by unanimous vote.

Ms. Efaw discussed a request from the West Harris County Regional Water Authority ("WHCRWA") for Right-of-Entry to access Water Plant No. 3 for a future surface water interconnect to Water Plant No. 3 and to facilitate installation of an electronic meter. Following review and discussion, Director Elms moved to authorize execution of the Right-of-Entry to the WHCRWA. Director Williams seconded the motion, which passed unanimously.

DISTRICT WEBSITE AND ELECTRONIC COMMUNICATION MATTERS

There was no discussion for this agenda item.

HOLIDAY IN THE PARK

Ms. Woodring reviewed proposals from Always in Season and Ignite for holiday décor. Following review and discussion, Director Kerr moved to approve Ignite's proposal for installation of holiday décor in the amount of \$3,300. The motion was seconded by Director DuBois and passed unanimously.

RENEWAL OF DISTRICT INSURANCE

The Board discussed the October 1, 2019 expiration of the District's current insurance policies and reviewed renewal proposals from Arthur J. Gallagher & Co. Following review and discussion, Director DuBois moved to renew the District's current policies through Arthur J. Gallagher & Co., subject to confirmation of facility values by BGE and revision of the renewal proposal to include worker's compensation coverage as part of the base proposal instead of as an option only. The motion was seconded by Director Elms and passed by unanimous vote.

ACTION LIST AND AGENDA

The Board reviewed and revised the Action List and discussed and amended the status of the items listed.

AGENDA FOR OCTOBER 2019 REGULAR MEETING

The Board discussed agenda items for the October, 2019 regular meeting and requested garbage and recycling cart options for review and discussion at the October,

2019 regular meeting.

GIS PRESENTATION

Mr. Gaskins presented and demonstrated the District's Geographical Information System ("GIS"). Following discussion, the Board requested BGE to provide MSA access to the GIS for addition of park and recreational facilities information.

EXECUTIVE SESSION PURSUANT TO SECTION 551.072 TEXAS GOVERNMENT CODE

The Board determined that it was not necessary to convene in executive session.

There being no additional business to consider, Director Elms moved to adjourn the meeting at 7:40 p.m. Director DuBois seconded the motion, which passed unanimously.



Mary DuBois

Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

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