

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF
THE RIVER PLACE MUNICIPAL UTILITY DISTRICT**

April 26, 2016

The Board of Directors of the River Place Municipal Utility District of Travis County, Texas met in regular session, open to the public on April 26, 2016 at the River Place Country Club, 4207 River Place Boulevard, Austin, Texas beginning at 2:00 p.m., pursuant to notice duly given in accordance with the law.

The roll was called of the following members of the Board to wit:

Patrick Reilly	President
Kenneth Bartlett	Vice President
Arthur Jistel	Secretary
Lee Wretlind	Treasurer
Claudia Tobias	Assistant Secretary/Treasurer

and all Directors were present, except Director Bartlett, thus constituting a quorum.

Also present were Patricia Rybachek, Rebecca McCammon, and Lisa Adkins of Severn Trent Environmental Services ("Severn Trent"), the District's General Manager; Don Bayes, P.E., and Herb Edmonson of Gray Engineering, Inc. ("Gray"), the District's Engineer; Wick Tobias, Vice-President of the River Place Homeowners' Association (the "HOA"); and Phil Haag and Suzanne McCalla of McGinnis Lochridge, the District's Attorney.

Upon calling the meeting to order, Director Reilly noted that there were no residents in attendance that wished to address the Board.

The first item of business was approval of the monthly consent agenda containing the minutes of the March 22, 2016, regular meeting and payment of bills and expenses. After review and upon a motion duly made by Director Tobias and seconded by Director Jistel, the Board voted unanimously to approve the Consent Agenda as presented.

Next, the Board discussed the provisions in the Strategic Partnership Agreement ("SPA") between the City of Austin (the "City") and the District regarding the District's 323 acres of park land (the "Preserve Land"). Mr. Haag reminded the Board that the SPA currently reflects that upon annexation of the District by the City in December 2017, the City will assume ownership of the Preserve Land, including the District's upper portion of the nature trail system (the "Nature Trail"). He continued that he had contacted the person filling in for William Conrad, Environmental Policy Program Manager at Austin Water Utility, to try and set up a meeting with the City regarding the Preserve Land, but that he had not heard back from her to date.

The Board then discussed the District's 2016 Directors Election (the "Election") Ms. McCalla reminded the Board that Travis County (the "County") would be conducting the Election for the District to be held on May 7, 2016. She continued that the Board would need to meet between May 10, and May 18, 2016 to canvass the Election results. After discussion, the Board agreed to schedule a special Board of Directors meeting for May 12, 2016, at 3:00 pm to canvass the results of the Election.

Next, the Board discussed the proposal by Alan Kane, a homeowner in the District residing at 8816 Big View Drive, to install a gate limiting access to the section of Woodlands Park located over the bridge in Panther Hollow during the evening hours. Mr. Haag stated that the Board could consider entering into a joint use agreement with Mr. Kane for installation of a gate, but that several significant issues would need to be resolved. Director Wretlind commented that, before a decision could be made, the Board would need to know the specifics of what Mr. Kane is proposing, and the Board concurred. After discussion, Director Reilly agreed to contact Mr. Kane to set up a meeting among Mr. Haag, Mr. Kane, and Director Reilly to discuss the details of installing a gate limiting access to the section of the Woodlands Park located over the bridge in Panther Hollow during the evening hours.

Ms. Rybachek then introduced Ms. McCammon to the Board. She explained that Ms. McCammon was Severn Trent's technical advisor and that she was the person responsible for researching and designing the District's proposed website. Ms. Rybachek continued that the District had purchased the website domain riverplacemud.org for \$25.00 from GoDaddy, Inc., an internet domain registrar and web hosting company. She explained that the costs to the District of hosting a website would be between \$50.00 and \$75.00 a month. Ms. Rybachek told the Board that Severn Trent would be able to update the District's website on an "as-needed" basis quickly and easily. After a question from the Board, Ms. Rybachek responded that the name on the website could be changed, if the River Place Limited District was approved by the voters of the District in May 2018. Director Reilly suggested that the District should also obtain a domain name for the limited district, and the Board agreed. Ms. Rybachek further explained that the District's website would have separate tabs that would allow persons to access the reservation systems for the District's, pavilion, tennis courts and basketball courts. She also noted that the website translated easily to a smart phone or a tablet. Mr. Haag reminded the Board that a municipal utility district was required to include certain items on its website, and he reviewed a memorandum from McGinnis Lochridge regarding required website items. A copy of the memorandum is attached to these minutes as an exhibit. After discussion, upon a motion duly made by Director Wretlind and seconded by Director Jistel, the Board voted unanimously to: (1) authorize the District website - riverplacemud.org; (2) authorize purchasing a domain name for the River Place Limited District; and (3) authorize Severn Trent to design and maintain a District website as discussed. The Board noted that the Management Committee would meet with the District's General Manager to discuss additional details regarding the design and implementation of the District's website.

The next item of business before the Board was the construction of basketball courts at the District's parks. Mr. Edmonson reported that he had inspected both Suntree Park and the Woodlands Park to determine the feasibility of installing additional basketball courts at each. He stated that there was not enough available space at Suntree Park to install a full size basketball court. Director Jistel questioned if a half-size basketball court could be installed, and Mr. Edmonson responded in the affirmative. After a brief discussion, the Board authorized Mr. Edmonson to obtain a proposal for the construction of a half-size basketball court at Suntree Park.

Mr. Edmonson then reported that when the District received the grant for the Woodlands Park by the Texas Department of Parks & Wildlife there was a stipulation limiting additional impervious cover, and that the installation of a basketball court would violate this provision. He added that parking would also be an issue at the Woodlands Park if an additional basketball court were constructed. After discussion, the Board concluded the construction of additional basketball courts at Woodlands Park was not feasible at this time.

Next, the Board discussed a proposed online reservation system. Ms. Rybachek explained that bookingbug™ was an online reservation system that the District could use to allow the District's residents to reserve times at the District's facilities, including the Pavilion, the basketball courts, and the tennis courts. She explained that a person could access the site from a smart phone, tablet, or computer to schedule the date and time they would like to reserve at any of the District's facilities. She then reviewed the bookingbug™ program in detail with the Board. The Board noted that the District's Park Rules regarding the reservation of District facilities would need to be reviewed and amended. After a lengthy discussion, the Board deferred additional discussion on the reservation system until the District's May Board of Directors meeting.

Ms. Rybachek then discussed the purchase of signs for the Nature Trail. She stated that the District would be purchasing three large signs that would be installed along the trail and that the signs would only be visible from the trail and not from the street. She added that the District would also purchase several smaller signs for installation at various locations along the Nature Trail. Director Tobias suggested that adding icons on the smaller signs would be easier and quicker to read, and the Board agreed to look into this. Director Jistel added that emergency exit signs should be installed. Additionally, the three large signs should inform the public that the Nature Trail is not a looped system. The Board discussed at length the language to be included on the signs and the locations of the signs along the trail. Ms. Rybachek stated that she would meet with the Parks Committee to finalize the items to be included on the District's signs along the Nature Trail.

Next, Ms. Rybachek presented the General Manager's report in its entirety and as contained in the Directors' packets. She first presented a proposal from Fazzone Construction, Co. ("Fazzone"), to repaint the restrooms at the District's parks. After discussion, upon a motion duly made by Director Jistel and seconded by Director

Wretlind, the Board voted unanimously to approve the proposal from Fazzone for the repainting of the District's restrooms, as presented. A copy of the proposal is attached hereto as an exhibit to these minutes.

Ms. Rybachek then discussed establishing a ten-year plan for park maintenance and improvements for the District's parks. She reported that she had contacted the representative for the playground equipment at Suntree Park and that she had not heard back from him to date. She stated that fun abounds, inc. ("Fun Abounds"), had inspected the existing park equipment at the Woodlands Park for needed repairs. She presented a proposal from Fun Abounds for the installation of new hardware and the replacement of a satellite handhold and a tree climber spacer at Woodlands Park. After review and a motion duly made by Director Jistel and seconded by Director Tobias, the Board voted unanimously to approve the proposal from Fun Abounds as presented. A copy of the proposal thus approved is attached hereto and shall be considered an exhibit to these minutes.

Continuing her report, Ms. Rybachek reported that she had met with a representative of TexaScapes, Inc. ("TexaScapes"), the District landscape maintenance provider, regarding the maintenance of the District's detention ponds. She stated that there appeared to be some confusion on the part of TexaScapes as to which detention ponds should be maintained. Ms. Rybachek told the Board that two of the District's detention ponds, China Garden and Skull Creek, had not been maintained as outlined in the District's contract with TexaScapes. She said that TexaScapes would begin maintenance of the two detention ponds, as required. She added that the TexaScapes had done a good job of maintaining the remaining detention ponds.

Mr. Edmonson then explained that he had inspected all of the District's detention ponds and that he was recommending cleaning of the sand beds at six of the District's detention ponds. Mr. Edmonson informed the Board that the Skull Creek detention pond required the most work at this time. He added that the Skull Creek detention pond's location was difficult to access, making cleaning out the pond difficult and costly. He then presented a proposal from Kuts & Kleans, Inc., to clean out the Skull Creek detention pond. After review and a motion duly made by Director Wretlind and seconded by Director Tobias, the Board voted unanimously to approve the proposal from Kuts & Kleans, Inc. as presented. A copy of the proposal is attached to these minutes as an exhibit. Mr. Edmonson stated that he would obtain proposals for the cleaning of the remaining five detention ponds for presentation at the District's next Board of Directors meeting.

Mr. Edmonson then discussed with the Board the Woodlands Park detention pond. He stated that the pond may need a site plan exemption from the City prior to cleaning because the pond was considered an existing on-channel pond. Director Wretlind questioned if a representative from the District should talk with the City to explain that the District was not trying to obtain a permit for a new pond but was just trying to clean up the existing pond. Mr. Bayes agreed to contact the City regarding this

issue. No further action was taken on the cleaning of the Woodland Park detention pond.

Ms. Rybachek next reviewed the District's contract currently in place with Aquatic Features, Inc. to maintain the pond located at the end of Big View Drive. After discussion, Ms. Rybachek agreed to meet with Aquatic to discuss what actions they have completed at the pond and the items that remain to be completed.

Director Wretlind then reviewed with the Board the status of the District's profit and loss budget performance for the fiscal year to date.

Director Jistel stated that a huge oak tree had fallen on the City's property near the City's 30-inch water line and that the tree was blocking access to areas of the District's Nature Trail. After discussion, Ms. Rybachek agreed to contact Don Zimmerman, the District 6 Council Member, regarding removal of the tree by the City.

Next, the Board entered into an executive session at 4:37 p.m., pursuant to V.T.C.A. Government Code, Chapter 551.071 (b), to confer with their attorney regarding the future limited district. The Board reconvened in open session at 5:15 p.m. Director Reilly reported that no action was taken on the items discussed in executive session.

There being nothing further to come before the Board, the Board scheduled its next meeting for May 24, 2016, and the meeting was adjourned.




Secretary, River Place MUD
Board of Directors