

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

December 20, 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 December 20, 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
Arthur Jistel	Vice-President
Scott Crosby	Secretary
Lee Wretlind	Treasurer
Claudia Tobias	Assistant Secretary/Treasurer

and all Directors were present, thus constituting a quorum.

Also present were Patricia Rybachek and Michael Luft of Severn Trent Environmental Services ("ST"), the District's General Manager; Herb Edmonson of Gray Engineering, Inc. ("Gray"), the District's Engineer; Stan Johnson, a resident of the District and chair of the River Place Residential Community Association's (the "HOA") Firewise Committee; Alexander Morman, Kimberley Ohlson, and Bailey Ohlson, residents of the District; and Phil Haag and Suzanne McCalla of McGinnis Lochridge ("McGinnis"), the District's Attorney.

Upon calling the meeting to order, Director Reilly noted that there were several residents of the District who planned to address the Board later in the meeting.

The first item of business was approval of the monthly consent agenda containing the minutes of the November 22, 2016, regular meeting and payment of bills and expenses, including payment to Westar Construction, Inc. ("Westar"), in the amount of \$24,535.00 for Sun Tree Park improvements. After review and upon a motion duly made by Director Jistel and seconded by Director Crosby, the Board voted unanimously to approve the Consent Agenda as presented. A copy of the invoice from Westar is attached as an exhibit to these minutes.

Next, Mr. Morman reported on his plan to repair parts of the District's Nature Trail system eroded by rain as part of his Boy Scout Service Project (the "Project"). He reminded the Board that the Project involved utilizing rocks from along the trail to build two stone bridges across muddy areas of the trail as well as to fortify areas along the trail washed out by rainfall. Mr. Morman explained that he completed the Project on December 10, 2016, and that approximately 13 persons assisted in the completion of

the Project. Director Jistel reported that Mr. Morman had done an excellent job, and the Board thanked Mr. Morman for his service to the District.

The Board next recognized Ms. Ohlson for her service to the District. Director Reilly recalled that, as part of her effort to achieve her Girl Scout Gold Award, Ms. Bailey had organized, managed, and completed the repair of nine locations along the District's Nature Trail that had eroded. Director Reilly commented that Ms. Bailey's excellent management skills would serve her well into the future. The Board then presented Ms. Ohlson with a Certificate of Appreciation and thanked her for extensive work along the District's Nature Trail.

The next item of business before the Board was the award of the contract for the installation of play equipment at Sun Tree Park (the "Park Project"). Mr. Edmonson stated that bids were opened on December 6, 2016, and that a total of two bids were received. Mr. Edmonson continued that Gray was recommending award of the contract to Fun Abounds, Inc. ("Fun Abounds"), the lowest bidder, in the amount of \$109,982.00. After review and discussion, upon a motion duly made by Director Wretlind and seconded by Director Jistel, the Board voted unanimously to approve award of the contract for the Park Project to Fun Abounds in the amount of \$109,982.00, subject to final review and approval of the bonds and insurance by the District's Attorney. A copy of the bid tabulation and letter of recommendation from Gray is included in the Board Packet, a copy of which is attached to these minutes as an exhibit.

At this point Director Tobias arrived at the meeting.

Next, Mr. Johnson addressed the Board regarding the HOA's Firewise program. Mr. Johnson reviewed with the Board various maps depicting areas of the District susceptible to fires as determined by the Texas A&M Forest Service. Mr. Johnson continued that the wet spring and summer had contributed to significant amounts of undergrowth throughout the District, and he detailed the estimated costs to mitigate fire prone areas of the District. He stated that he had spoken with representatives of the City of Austin (the "City") and the U.S. Fish and Wildlife Service regarding coordination of fire mitigation efforts between all parties in and adjacent to the District. He explained that he had also contacted several entities regarding the removal of underbrush and other potential fire hazards in the area located behind four homes on China Garden Drive in the District (the "China Garden Project"). After a question from the Board, Mr. Johnson confirmed that the China Garden Project was part of a larger, ongoing project to reduce the amount of flammable vegetation in the District and surrounding areas in order to decrease the risk of wildfires (the "Wildfire Project"). He estimated that the Wildfire Project would take approximately eight years to complete, working to mitigate one section of the District and surrounding areas at a time, at which point the Wildfire Project would begin again at the first section. A lengthy discussion ensued regarding the responsibilities of the District, individual homeowners, and landowners adjacent to the District. Director Reilly emphasized that the Board was interested in participating in the mitigation of District-owned areas in coordination with homeowners

and other adjacent property owners. He noted that Firewise was not currently in the District's budget, but that an item could be added to future budgets. After continued discussion, upon a motion duly made by Director Wretling and seconded by Director Crosby, the Board voted unanimously to contribute \$5,000 towards the mitigation of fire hazards on District property in the area located behind China Garden Drive in the District contingent upon the participation of the four homeowners adjacent to the area.

Director Crosby next updated the Board on the status of the installation of crosswalks with flashing lights on Big View Drive at the Woodlands Park in the District. He stated that he had corresponded with Jaime Mancillas, Engineering Tech in the Transportation and Natural Resources Department of Travis County (the "County"). Director Crosby said that Mr. Mancillas had confirmed that the County planned to conduct a study of traffic in the area of Big View Drive and that the County would formulate recommendations based upon the results of the study. Director Crosby added that he would keep the Board updated.

The Board then discussed the issue of annexing the area adjacent to the District that is included within the HOA boundaries, but not within the District's boundaries (the "Property"). Director Crosby reported that he had discussed the issue at length with the District's Attorney. He stated his understanding that the District had two options for annexation of the Property into the District: (1) obtain a separate petition from each homeowner within the Property agreeing to the annexation of their property into the District; or (2) obtain a petition signed by 50 property owners within the Property agreeing to the annexation of their property into the District. Ms. Johnson explained that with the second option, the District would be required to hold an election within the District on the question of whether the Property would assume the bonds, notes, taxes or other obligations of the District. No action was taken on this item.

Next, Ms. Rybachek presented the General Manager's report in its entirety and as contained in the Directors' packets. Ms. Rybachek stated that the painting of the sunshade poles at the Woodlands Park was in progress and should be complete by the end of the day. She added that flyers regarding the closures of District facilities during the Park Project would be posted at Sun Tree Park. She noted that the pavilion would be unavailable for use during this time.

Continuing her report, Ms. Rybachek stated that the quarterly inspection of the District's detention ponds was complete and that only minor repairs were required. She told the Board that she would obtain pricing for the repairs for the Board's consideration at the District's January meeting.

Ms. Rybachek then reviewed with the Board two reports filed by Severn Trent on behalf of the District with the Travis County Sheriff's Office. She explained that the first report concerned a resident teenager who drove an ATV on District park property causing ruts to the area. She continued that the second report involved "scam" emails sent to Board members. Ms. Rybachek also reported that an intentional fire was set in

the women's restroom at the Woodlands Park. The Board discussed the issue of vandalism of the District's property at length.

Mr. Edmonson then presented the Engineer's Report. He first submitted for the Board's consideration a proposal from Westar to install an 8-inch casing pipe and to re-pipe the irrigation suction line at the irrigation pump at the Woodlands Park in the total amount of \$4,270.00. After consideration, upon a motion duly made by Director Jistel and seconded by Director Wretlind, the Board voted unanimously to approve the proposal from Westar in the amount of \$4,270.00 as presented. A copy of the proposal, thus approved, is attached to and shall be considered a part of these minutes.

Continuing his report, Mr. Edmonson confirmed that the cleanup and removal of dead trees at the Boardwalk Pond as well as the clearing of underbrush at the Woodlands Park, as approved at the District's September Board of Directors meeting, had been completed by Kuts & Kleans, Inc.

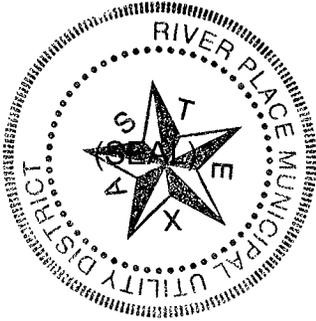
Mr. Edmonson stated that Westar, the contractor hired to replace a portion of the existing asphalt parking lot and concrete sidewalks Sun Tree Park (the "Parking Lot Project"), completed the removal and replacement of the sidewalk and relocation of one handicap accessible parking space along with the construction of two handicap parking spaces and had delayed the parking lot seal coating and restriping on the parking lot until the completion of the Park Project. He also noted that Fazzone Construction had completed the installation of the drinking fountain and the modifications to the bathrooms in Sun Tree Park in compliance with Texas Accessibility Standards.

Mr. Edmonson then updated the Board on the status the Woodlands Park slope stabilization project. He stated that Directors Jistel and Wretlind had met and requested that Gray stop work on the design of the proposed improvements and site plan application due to overall cost concerns. He continued that pursuant to Directors Jistel's and Wretlind's request, Gray met with and obtained proposals from two vendors to place vegetation along the shoreline of Lake Austin to prevent future erosion of the Woodlands Park shoreline. He then presented two proposals for review by the Board. After a lengthy discussion, upon a motion duly made by Director Jistel and seconded by Director Wretlind, the Board voted unanimously to approve the proposal from Environmental Survey Consulting ("ESC") in the amount of \$14,860.00 to install vegetation along the shoreline in the Woodland Park as detailed. A copy of the proposal, as submitted, is attached hereto as an attachment to these minutes.

Next, Director Wretlind detailed with the Board the status of the District's investments. He reviewed the income to the District and summarized the activity in the District's accounts. He reported that he was working with the District's Bookkeeper on the possible purchase of annual certificates of deposit ("CDs"). He explained that the proposed CDs could be purchased so as to mature sequentially, thus allowing the funds to be available for certain projects as needed. He added that interest rates at certain banks appeared to be increasing.

Director Jistel then reported on the District's parks and trails. He stated that overall the District's fields were in good condition.

There being nothing further to come before the Board, the Board scheduled its next meeting for January 24, 2017, and the meeting was adjourned




Secretary, River Place MUD
Board of Directors

River Place Municipal Utility District
Attachments
December 20, 2016

1. Board packet; and
2. Invoice from Westar for \$24,535.00 for Sun Tree Park improvements;
3. Proposal from Westar to install 8-inch casing pipe and to re-pipe the irrigation suction line at the irrigation pump at the Woodlands Park in the total amount of \$4,270.00; and
4. Proposal from Environmental Survey Consulting in the amount of \$14,860.00 to install vegetation along the shoreline in the Woodland Park.