

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

May 24, 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 May 24, 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
Scott Crosby	Director
Arthur Jistel	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 ("Severn Trent"), the District's General Manager; Herb Edmonson of Gray Engineering, Inc. ("Gray"), the District's Engineer; Wick Tobias, Vice-President of the River Place Homeowners' Association (the "HOA"); and Morgan Johnson and Suzanne McCalla of McGinnis Lochridge ("McGinnis"), 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 April 26, 2016, regular meeting; the minutes of the May 12, 2016, special meeting; and payment of bills and expenses. After review and upon a motion duly made by Director Jistel and seconded by Director Wretlind, the Board voted unanimously to approve the Consent Agenda as presented.

Next, the Board discussed the provisions in the Strategic Partnership Agreement (the "SPA") between the City of Austin (the "City") and the District regarding the District's 323 acres of park land (the "Preserve Land"). Ms. Johnson stated that a revised amendment to the SPA had been received from the City and that Phil Haag with McGinnis had reviewed the City's revisions to the amendment and was generally in agreement with the provisions. Director Wretlind told the Board that he, Director Reilly and the District's Attorney planned to meet with the City on May 25, 2016, to discuss the provisions of the revised amendment.

The Directors next considered the need to reconstitute the Board of Directors, pursuant to the requirements of Section 49.054(b) of the Texas Water Code. After discussion, upon a motion duly made by Director Tobias and seconded by Director Jistel, the Board voted unanimously to elect the Directors to the offices indicated:

Patrick Reilly	President
Arthur Jistel	Vice-President
Scott Crosby	Secretary
Lee Wretlind	Treasurer
Claudia Tobias	Assistant Secretary/Treasurer

Next, upon a motion duly made by Director Jistel and seconded by Director Tobias, the Board voted unanimously to authorize the District's Attorney to file a revised District Registration Form with the Texas Commission on Environmental Quality, as required.

Ms. Rybachek then discussed with the Board amending the District's Park Rules. She distributed for review a packet with the Directors' comments on possible changes to the District's current Park Rules, including proposed changes to the District's basketball court, tennis court, and nature trail rules. Ms. Rybachek stated that the Parks Committee would meet at a later date to review the comments and draft recommended rules for review by the Board.

The Board then considered the requirement to have Director Crosby added as a signatory on the District's banking accounts. Upon a motion duly made by Director Jistel and seconded by Director Tobias, the Board voted unanimously to authorize Director Crosby as a signatory on the District's banking accounts.

Next, the Board discussed the District's current Park Fund balances and the future use of the District's funds. Director Reilly explained the two uses currently proposed for the District's fund balances. One option, he stated, was to use the funds to retire the District's debt service. He noted that there was concern that if the Limited District was not approved by the voters, then any funds remaining in the District's accounts would go to the City upon full-purpose annexation. Director Reilly told the Board that the second option proposed was to retain the funds as a safeguard for future capital improvements to ensure the long-term viability of the Limited Purpose District. A lengthy discussion ensued on the pros and cons of each proposed use of the funds. After further discussion, the subject was tabled until a later date.

Director Reilly next recalled that a large oak tree had fallen across the road next to the Woodlands Pond in the City's easement. He continued that Severn Trent uses the road to take up trash and that some residents use the road to access the District's nature trails. He stated that after the City was contacted for approval to remove the tree from the City's easement, the City had authorized the District to remove the tree.

Director Reilly then updated the Board on the status of 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. He stated that a meeting was held with Mr. Kane and that Mr. Kane agreed to contact his attorney regarding preparing a draft agreement for review by the Board.

Next, Ms. Rybachek presented the Board the District's proposed website. She stated that the website would not go "live" until the District's Park Rules and reservation

system were finalized. She reviewed all the tabs available on the website and noted the required items to be included on the website. After a question from Director Crosby regarding the costs of the website, Ms. Rybachek responded that the costs would be approximately \$50.00 a year. She added that the website was also viewable via an iPad or mobile phone.

Ms. Rybachek then presented the District's proposed basketball court, pavilion and tennis court reservation system. She stated that the costs for the reservation system would be approximately \$34.00 a month. After a brief discussion, upon a motion duly made by Director Jistel and seconded by Director Tobias, the Board voted unanimously to authorize the reservation system for the basketball court, pavilion, and tennis courts as discussed at a cost not to exceed \$50.00 per month.

Ms. Rybachek then discussed the purchase of signs for the District's nature trail. She told the Board that the Parks Committee planned to meet again to finalize the wording to be included on the signs. She said that there would be three large signs at the entrances to nature trail as well as several smaller signs along the trail.

Mr. Edmonson then talked with the Board about the cleanup of the District's detention ponds. He presented a proposal from Kuts & Kleans, Inc. ("K&K") for \$10,789.00 for the cleaning of five detention ponds. He told the Board that he had solicited proposals from two different vendors but that one vendor had withdrawn its proposal. After consideration, upon a motion duly made by Director Tobias and seconded by Director Wretlind, the Board voted unanimously to approve the proposal from K&K in the amount of \$10,789.00. A copy of the proposal from K&K is attached to these minutes as an exhibit.

The Board next discussed the maintenance of the pond at Big View Drive by Aquatic Features, Inc. ("Aquatic"). Ms. Rybachek reported that Aquatic would be installing all new lines, bubblers, and motors in the pond as well as spraying for alligator weeds. Director Wretlind noted that ownership of the pond would transfer to the City after annexation.

Next, Ms. Rybachek presented the General Manager's report in its entirety and as contained in the Directors' packets. She reported that the bathroom and pavilion were scheduled to be repainted. She continued that a meeting would be held with the Parks Committee to select the colors, and she added that the work should be complete by the end of July.

Ms. Rybachek stated that she continued to try and work with the Progressive Waste Solutions ("Progressive"), the District's solid waste collector, on obtaining pricing on weekly recycling. She noted that she had not received updated pricing from Progressive, to date.

Mr. Edmonson updated the Board on the Woodlands Park detention pond. He stated that at this time, the District did not need to obtain a site plan exemption from the City prior to cleaning of the pond. However, he recommended that a site plan be prepared in the event that the District does need one in the future.

The next item of business before the Board was the construction of basketball court at Sun Tree Park. Mr. Edmonson reported that the existing parking lot at Sun Tree Park falls within the easement of the water storage tank owned by the City. He stated that he did not know if the City would give approval to use the area for the construction of a basketball court. After a question from Director Jistel regarding the approximate costs to install the court, Mr. Edmonson responded that the costs would be between \$50,000 to \$60,000. He suggested talking with the City about the proposed basketball court, and the Board agreed.

Director Wretlind then reviewed with the Board the status of the District's profit and loss budget performance for the fiscal year to date. He noted that the District would begin preparing its budget for the fiscal year ending September 30, 2017.

Next, Director Reilly questioned the costs charged to the District by Severn Trent to replace the rims on the basketball nets at the District's basketball courts. Ms. Rybachek explained that ST would be obtaining proposals from alternate vendors in the future to ensure that the District paid the lowest costs.

Director Jistel then presented proposals from Texasclapes, Inc., ("Texasclapes") for the installation of sod on the bare and worn areas of the soccer fields at Sun Tree Park, the repair and maintenance of the soccer fields at the Woodlands Park and Sun Tree Park, and the planting of Turfgrass within bare areas of the Sun Tree Park berm at a total cost to the District of \$ \$8,205.00. After a brief discussion and a motion duly made by Director Jistel and seconded by Director Wretlind, the Board voted unanimously to approve the proposals from Texasclapes as presented. Copies of the proposals are attached to and shall be considered exhibits to these minutes.

There being nothing further to come before the Board, the Board scheduled its next meeting for June 28, 2016, and the meeting was adjourned




Secretary, River Place MUD
Board of Directors