

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF  
THE RIVER PLACE LIMITED DISTRICT**

**July 28, 2020**

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The Board of Directors (the “**Board**”) of the River Place Limited District of Travis County (the “**District**”), Texas, met in **regular** session, open to the public on **July 28, 2020**, beginning at 7:45 p.m., via teleconference and videoconference in compliance with an advisory issued by the Office of the Governor, pursuant to notice duly given in accordance with the law. The roll was called of the following members of the Board to wit:

Jennifer Mushtaler	President
Arthur Jistel	Vice-President
Randall Jamieson	Secretary
Ivar Rachkind	Treasurer
Tim Mattox	Assistant Secretary/Treasurer

and all Directors were present, thus constituting a quorum.

Also present were Jesse Kennis, and Michael Luft of Inframark (“**Inframark**”), the District’s General Manager; and Zachariah T. Evans, Lecelle Clarke and Eden Salazar of McGinnis Lochridge (“**McGinnis**”), the District’s Attorney. No members of the public were in attendance.

Upon calling the meeting to order, the Board discussed approval of the monthly consent agenda containing the minutes of the June 23, 2020, regular Board of Directors meeting, and payment of the District’s bills and expenses. After review, upon a motion duly made by Director Jistel and seconded by Director Jamieson, the Board voted unanimously to approve the consent agenda, including the minutes of the June 23, 2020, regular Board of Directors meeting, as written.

The next item of business before the Board was Citizen Communications. Director Mushtaler noted that there were no persons present who wished to address the Board during this portion of the meeting.

Then Board then reviewed the status of the District’s website. Director Mushtaler informed the Board that she received an electronic correspondence complaining that the fees listed on the District’s website were inaccurate. Mr. Kennis and Mr. Evans explained to the Board that they are working together to update the park rules and fees on the website. Mr. Kennis also noted that since the District had ceased charging a pet fee during nature trail use, the District has seen less negative feedback from the public.

The Board next considered the engagement letter of Maxwell, Locke and Ritter, for preparation of the District’s annual audit for the fiscal year ending September 30, 2020. After discussion, upon a motion duly made by Director Rachkind and seconded

by Director Mushtaler, the Board voted unanimously to enter into the agreement at a total cost to the District of \$11,000.00.

The Board next considered the District's draft budget for the fiscal year ending September 30, 2020. Mr. Rachkind reviewed the proposed budget with the Board and explained that the final budget would not need to be approved until the September Board of Directors meeting. A lengthy discussion then ensued regarding the District's budgeted expenses and the tax rate needed to adequately cover those expenses. No action was taken on this item.

The next item of business before the Board was a memorandum regarding changes to ad valorem taxations pursuant to Senate Bill 2 ("**SB2**") that passed during the 86th Regular Legislative Session. Mr. Evans stated that SB2 revised the way water districts were classified. He continued that water districts now consist of three categories for the purposes of Truth-in-Taxation, and that the District was considered a "Developed District." As a Developed District, he explained, the District has a mandatory tax election rate which consists of 1.035 times the amount of tax imposed by the District in the preceding year on the average residence homestead and the unused increment rate, and a voter-approval rate which is the sum of the maintenance and operations tax rate plus a 3.5 percent increase, unused increment rate, debt rate and a contract rate. Mr. Evans further explained that if the Board adopts a rate that exceeds the mandatory tax election rate, it must hold an automatic election to allow the voters to approve the rate. He added if the higher rate is not approved, the rate would be decreased to the Voter-Approval Rate. Mr. Evans also noted that with the District currently located within a governor-declared disaster area during the current tax year, the District could calculate its tax rate as a Low Tax Rate District.

Mr. Evans then presented A RESOLUTION OF THE BOARD OF DIRECTORS OF RIVER PLACE LIMITED DISTRICT: DESIGNATING AN AGENT TO ENTER INFORMATION INTO APPRAISAL DISTRICT DATABASE; PROVIDING FINDINGS OF FACT; PROVIDING FOR OPEN MEETING; PROVIDING AN EFFECTIVE DATE (the "**Designating Resolution**"). A copy of the Designating Resolution is included in the Board Packet. He explained that SB2 added Section 26.17 to the Texas Tax Code, entitled "Database of Property-Tax-Related Information." He continued that 26.17 requires each appraisal district to create and maintain a property tax database. Furthermore, Mr. Evans explained that subsection e of Texas Tax Code Section 26.17 requires an officer or employee designated by the governing body to electronically incorporate certain data into the appraisal district's database. It was suggested then that the Board designate the District's General Manager as the official agent on behalf of the District. After consideration, upon a motion duly made by Director Mushtaler and seconded by Director Mattox, the Board voted unanimously to approve the Designating Resolution, as written.

The Board then discussed the use of the District's solid waste containers at District parks for personal use. Director Jistel informed the Board that three of the five trash receptacles located in the Woodlands Park were filled with personal garbage, including personal mail, previously belonging to a specific resident. Director Mushtaler suggested the

District's General Manager send the resident a cease and desist letter to stop disposing of personal garbage in trash receptacles located within the District's parks, and the Board agreed.

Mr. Kennis next reviewed the General Manager's report in its entirety and as included in the Board Packet. A copy of the Board Packet is attached hereto as an exhibit to these minutes. Mr. Kennis stated that one of the aerators at the boardwalk wet pond was replaced by Aquatic Features due to a malfunction resulting from fishing hooks trapped within the aerator. He further explained that the replacement of the aerator due to fish hooks would likely be a re-occurring issue every 10-15 years. He added that the last time the District had to replace the aerator was in the 2006-2007 fiscal year.

Mr. Kennis then reported that he had to replace all four mobile phones and payment squares owned by the District due to the District's current mobile phones and payment squares malfunctioning repeatedly. Since the replacement of the phones and payment squares, he reported that malfunctioning of the District's phones has ceased.

Continuing his report, Mr. Kennis stated that TexaScapes, Inc. conducted their MS4 Stormwater permit training on June 24, 2020, focusing their topics on stormwater pollution prevention, materials storage and spill cleanup, bacteria and water quality, and illicit, discharge, detection and elimination. He also stated that the training materials and sign in sheet are stored in the District's files located at the office of the District's General Manager. Mr. Kennis then stated that the District received a letter from Waste Connections, the District's solid waste collector, stating their plan for continuity of operations in the event of a large shortage of personnel due to the Corona virus. A copy of Waste Connections' letter is included within the Board Packet.

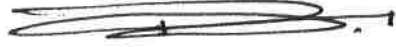
Then, Mr. Kennis presented to the Board for approval two service proposals from TexasScapes, Inc., the District's landscaper, to: (1) refill the bare bed(s) areas in Sun Tree Park with mulch, and (2) repair/replace sections of the irrigation system based on an inspection of the system in June 2020. After further discussion, and upon a motion duly made by Director Rachkind and seconded by Director Mushtaler, the Board voted unanimously to approve the proposal for the repairs and/or replacements to sections of the District's irrigation system. A copy of the proposal, thus approved is included in the Board Packet.

Next, Mr. Luft provided an update to the Board on the status of the District's accounts and investments. He reviewed the income for the District and summarized the activity in each of the District's accounts.

The Board then entered into executive session at 9:14 p.m., pursuant to V.T.C.A. Government Code, Chapter 551.071, to consult with Mr. Evans regarding Item 9 as listed on the agenda. The Board reconvened in open session at 9:51 p.m. Director Mushtaler reported that no decisions were made and no votes taken on the items discussed in executive session.

The next item of business before the Board was to schedule the next District regular meeting. The Board confirmed the meeting for August 25, 2020.

There being nothing further to come before the Board and no future agenda items to discuss, the meeting was adjourned.



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Secretary, River Place Limited District  
Board of Directors



River Place Limited District  
Attachments  
July 28, 2020

1. Board Packet.