

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

October 24, 2017

The Board of Directors (the “**Board**”) of the River Place Municipal Utility District of Travis County (the “**District**”), Texas met in **regular** session, open to the public on October 24, 2017, 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; Rob Maxwell with the Community Impact; and Phil Haag and Suzanne McCalla of McGinnis Lochridge (“**McGinnis**”), the District’s Attorney.

Upon calling the meeting to order, Director Reilly noted that no residents were present who wished to address the Board.

The first item of business before the Board was approval of the monthly consent agenda containing the minutes of the September 26, 2017, regular meeting, and payment of bills and expenses. After review and upon a motion duly made by Director Wretlind and seconded by Director Crosby, the Board voted unanimously to approve the Consent Agenda, including the minutes of the September 26, 2017, regular meeting, as written.

The next item of business before the Board was amending the rules regulating the District’s parks (the “**Rules**”). Director Reilly explained that the rules posted at the District’s tennis courts (the “**Tennis Rules**”) differed slightly from the Rules, and he stated that both the Tennis Rules and the Rules should be consistent. Ms. Rybachek distributed copies of the current Rules and Tennis Rules for the Board’s review. After discussion, upon a motion duly made by Director Jistel and seconded by Director Wretlind, the Board voted unanimously to approve the ORDER OF THE BOARD OF DIRECTORS OF RIVER PLACE MUNICIPAL UTILITY DISTRICT AMENDING PARK RULES. A copy of the Order, thus approved, is attached hereto and shall be considered a part of these minutes.

Next, Mr. Haag stated that he had spoken with the Texas Commission on Environmental Quality (the "**Commission**") regarding the release of surplus tax funds from the District's Debt Service Account. He stated that the Commission had advised him that because the funds were not surplus bond funds, Commission approval was not required. No action was taken on this item.

The Board then discussed the replacement of the wood decking in the gazebo at Sun Tree Park with a concrete slab. Director Jistel recalled that at the September 26, 2017, Board meeting, the Board had approved a \$3,500 proposal from You've Got IT Made ("**YGM**") to repair and paint the gazebo at Sun Tree Park. He explained that when YGM attempted to repair the flooring of the gazebo, YGM determined that the entire flooring was rotted and should be replaced. Director Jistel suggested replacing the wooden floor with a concrete slab. Ms. Rybachek reviewed a proposal from Capital Landcare & Utilities ("**CLU**") to install the concrete slab flooring in the gazebo at a total cost to the District of \$3,400. She also presented a \$2,800 updated proposal from YGM for repair and painting of the remainder of the gazebo. After discussion, upon a motion duly made by Director Jistel and seconded by Director Tobias, the Board voted unanimously to approve both the proposal from YGM and CLU for the repair of the gazebo at a total cost to the District of \$6,200. Copies of the proposals are included in the Director's Packet, a copy of which is attached hereto.

The Board next discussed the maintenance of all the District's detention ponds after full-purpose annexation by the City of Austin (the "**City**"). Director Reilly reported that he and Mr. Haag had met with Virginia Collier of the City's Planning and Zoning Department, regarding the District's continued maintenance of the detention ponds after the annexation. He continued that the District's continued maintenance of the detention ponds was conditioned on the City's agreement to waive the drainage fees charged to District residents subsequent to annexation. Director Reilly stated that the City was currently unable to approve this arrangement, but that negotiations with the City would continue.

Director Reilly then stated that he had talked with Bart Jennings, City Division Manager – Utility Development Services, regarding the use of the City's property around the surface water treatment plant located in the District (the "**WP**") for additional parking for users of the District's nature trails. He told the Board that Mr. Jennings explained that a decision could not be made until the WP was completely shut down, which process could take up to two years. No action was taken on this item.

The Board then discussed forming a committee to consider including into the District properties located in the area adjacent to the District, included within the River Place Residential Community Association boundaries, but not within the District's boundaries. Director Wretlind stated his belief that the formation of a committee was a good idea, but that the issue should be tabled until after the District's election to confirm the Limited District. A lengthy discussion followed. No action was taken on this matter.

Ms. Rybachek next presented the General Manager's report in its entirety and as included in the Directors' packets. She first reported that a total of 21 tennis memberships had been sold, to date, as compared to 48 sold last year at this same time. The Board discussed possible reasons for the decline, and Ms. Rybachek suggested sending out letters to past members who had not yet purchased a tennis membership, and the Board agreed.

Next, Ms. Rybachek stated that the District's "Clean Up Event" on October 7, 2017, had gone well and that no issues were reported. She also reviewed the District's draft newsletter with the Board. Director Crosby suggested two revisions to the newsletter, and the Board agreed. A copy of the draft newsletter is attached to these minutes as an exhibit.

Continuing her report, Ms. Rybachek stated that the "fall deep cleaning" of the restrooms in the District was in progress and that new urinals were installed in the men's restrooms at the Woodlands Park. She also added that new locks would be installed at the restrooms in the near future.

Ms. Rybachek next pointed out that the District's monthly usage of water diverted from Lake Austin for irrigation of the Woodlands Park was 357,000 gallons for the month of September 2017. She stated that the District's maximum available usage per year is 3,177,047 gallons of water.

Mr. Edmonson then presented the Engineer's Report. He told the Board that he had contacted Joe Bartley of "The Gardeners," regarding the possible installation of a three-phase motor in place of the current single-phase motor in the District's irrigation system and that, once ordered, receipt and installation of the motor would take approximately three weeks. As previously reported at the September Board of Directors meeting, this item was deferred until a future meeting in the spring.

Mr. Edmonson next reported that he continued to work with Directors Reilly and Jistel to prepare Requests for Proposals to solicit bids for general landscaping work for the District from five landscapers. Mr. Edmonson stated that the Board would be able to review the bids and award the contract at the District's November meeting.

Director Reilly next pointed out that there was one homeowner in Section 16 that was not within the District's boundaries. He suggested that the Board confirm that this address was not receiving solid waste services from the District, and the Board concurred.

Director Wretlind next discussed with the Board the status of the District's investments. He reviewed the income for the District and summarized the activity in each of the District's accounts. He emphasized that the District was in good shape financially.

Next, Director Jistel reported that an issue with the City's water tower had caused flooding of a portion of the lower sports field at Sun Tree Park. He stated that the field had recently been reseeded and a top dressing applied, but that all the materials applied were washed away by the water. He presented a \$1,130 proposal from Texascapes, Inc., ("**Texascapes**") to repair the one-third of the field that was damaged by the overflowing City water tower. Director Reilly suggested that the District seek reimbursement from the City for the costs to repair the sports field, and the Board agreed. After discussion, upon a motion duly made by Director Jistel and seconded by Director Wretlind, the Board voted unanimously to: (1) approve the proposal by Texascapes, as presented; and (2) authorize the District's General Manager to file a claim with the City for reimbursement of the costs to repair the sports field. A copy of the proposal from Texascapes is attached to these minutes and shall be considered an exhibit to these minutes.

There being nothing further to come before the Board, the Board scheduled its next meeting for November 28, 2017, and the meeting was adjourned




Secretary, River Place MUD
Board of Directors

River Place Municipal Utility District
Attachments
October 24, 2017

1. Directors Packet; and
2. Proposal from TexasScapes.