

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

**November 22, 2016**

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The Board of Directors of the River Place Municipal Utility District of Travis County, Texas met in **regular** session, open to the public on November 22, 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; Dan and Alexander Morman, 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 Mr. Alexander Morman was present at the meeting to present his Eagle Scout Service Project proposal to the Board of Directors (the "Project").

Mr. Morman then explained that the Project involved repairing areas of the District's Nature Trail system eroded by rain. He detailed with the Board his plan to use 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. He then reviewed photographs of the areas to be repaired. After discussion, upon a motion duly made by Director Wretlind and seconded by Director Tobias, the Board voted unanimously to approve the Project subject to oversight of the Project by Director Jistel. Mr. Morman thanked the Board for their time and departed the meeting.

Next, Director Reilly noted that Mr. Johnson wished to address the Board regarding the HOA's Firewise program. Mr. Johnson stated that he was present at the meeting to answer any questions that the Board may have regarding the Firewise program and to report on recent Firewise activities throughout the District. He 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. Director Wretlind stated his

belief that the City of Austin (the "City") should also implement wildfire mitigation strategies in areas of the City adjacent to the District, and the Board concurred. A lengthy discussion ensued regarding fire mitigation in the District and surrounding areas. The Board thanked Mr. Johnson for his informative report. No action was taken at this time.

The next item of business was approval of the monthly consent agenda containing the minutes of the October 25, 2016, regular 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.

The Board then discussed the installation of crosswalks with flashing lights on Big View Drive at the Woodlands Park. Director Reilly recalled that cars parking along the area continued to pose a traffic hazard. He stated that although the District did not have the authority to install crosswalks or lights, Director Crosby had agreed to discuss the issue with the HOA. Director Crosby explained that the HOA had not met regarding the issue, but that he had spoken with the manager of the HOA who was reaching out to Travis County to assist with the problem. No action was taken on this item.

The Board next considered 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 stated his belief that the District's Attorney should research annexation of the Property to determine if the process of annexation should begin prior to the District becoming a limited district. Director Reilly explained that annexation of the Property had been discussed at previous meetings and that it was his understanding that annexation should be deferred until the District was approved as a limited district. After further discussion, the Board authorized Director Crosby to work with the District's Attorney regarding the best way to move forward on the annexation of the Property into the District.

Next, Director Reilly updated the Board on the status of the First Amendment to the Joint Use Agreement (the "Agreement"). Director Reilly reminded the Board that the Agreement addressed Alan Kane's, a homeowner in the District residing at 8816 Big View Drive, desire to install a gate limiting access to the section of Woodlands Park located over the bridge in Panther Hollow during the evening hours. He reported that Mr. Kane had not obtained full approval of the Panther Hollow Homeowners Association (the "Panther Hollow HOA") for the installation of the gate. Director Reilly suggested that this item be removed from the agenda until Mr. Kane received approval from the Panther Hollow HOA, and the Board agreed.

Next, Ms. Rybachek presented the General Manager's report in its entirety and as contained in the Directors' packets and attached hereto as an exhibit to these minutes. She then submitted for the Board's consideration a proposal to purchase and install a new urinal in the men's restroom at Woodlands Park. After a brief discussion, upon a motion duly made by Director Jistel and seconded by Director Wretlind, the Board voted unanimously to approve the stainless steel option presented by Christianson Air Conditioning, Lawn Irrigation, and Plumbing ("Christianson") in the amount of \$ 2,200 with the total cost, including installation, not to exceed \$3,000. A copy of the proposal from Christianson, as presented, is attached hereto as an exhibit to these minutes.

Ms. Rybachek then reviewed with the Board a proposal from Texas Painting Company ("Texas Painting") for repair and painting of the sunshade support poles at Woodlands Park at a total cost to the District of \$1,475. After discussion, upon a motion by Director Jistel and seconded by Director Crosby, the Board voted unanimously to approve the proposal from Texas Painting 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 updated the Board on the status of the installation of play equipment at Sun Tree Park (the "Park Project"). She stated that signs had been installed in the park detailing the District's construction schedule and closures associated with the Park Project.

Next, Ms. Rybachek stated that the quarterly inspection of the District's detention ponds would be completed by the end of the month and that a report on the status of the ponds would be presented at the District's December Board of Directors meeting.

Ms. Rybachek then reviewed with the Board a listing of the recent tennis court reservations submitted via the District's online website reservation system. She stated that the District's reservation system was working efficiently and that no teaching professionals had reserved outside the 20-hour limit.

Ms. Rybachek next reported that trash cans at the District's parks were often filled to overflowing during the weekends. She told the Board that ST currently did not empty the trash cans on the weekends, and she questioned if the Board wanted ST to empty the trash cans at the District's parks on the weekends or on specific weekends when there would be a lot of events at the parks. The Board discussed the issue at length. Director Jistel opined that additional trash cans are needed at the District's Parks, and he pointed out that two unused District trash bins were available outside the fence near the wastewater treatment plant (the "WWTP") located in the District. After additional discussion, the Board directed ST to place the extra trash cans located near the WWTP at the Woodlands Park.

Mr. Edmonson then presented the Engineer's Report. He stated that Westar Construction, Inc. ("Westar"), the contractor hired to replace a portion of the existing asphalt parking lot and concrete sidewalks Sun Tree Park (the "Parking Lot Project") planned to finish pouring concrete by November 23, 2016. He then informed the Board that an area adjacent to the basketball courts had been prepared for concrete by Westar at the insistence of a resident on site. Mr. Edmonson continued that this section was not included in the original proposal by Westar for the Parking Lot Project and that the additional costs to pave this area would be \$2,500. After discussion, upon a motion duly made by Director Reilly and seconded by the Director Jistel, the Board voted unanimously to approve the change of scope to the Parking Lot Project to include paving of the area adjacent to the basketball court at an additional cost to the District of \$2,500.

Mr. Edmonson next reported that the Park Project was advertised and that the bid opening was scheduled for December 6, 2016. He continued that he anticipated presenting the final bids for the Board's consideration at the District's December Board of Director

meeting. He added that he should also have a new proposal to install an 8-inch casing pipe and to re-pipe the irrigation suction line at the irrigation pump at the Woodlands Park.

Mr. Edmonson then stated that the District's detention ponds were in good shape, and he noted that the Big View detention pond was draining sufficiently. Director Wretlind noted that the City had placed a tag on the lift station located on River Place Boulevard in the District. Ms. Rybachek stated that she would investigate the issue and report her findings to the Board.

Lastly, Mr. Edmonson updated the Board on the status the Woodlands Park slope stabilization project. He stated that Gray continues to work with the City regarding the development and design of a plan to stabilize the existing bank and possibly reclaim area lost to erosion.

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 noted that the District was under budget for both the Park Fund and the District's General Operating Fund.

Director Jistel then reported on the District's parks and trails. He stated that the District's sports fields were closed to allow for overseeding of the fields. He stated that the Woodlands Park field required a heavier overseeding due to disappointing results from the first overseeding.

Continuing, Director Jistel stated that area Boy Scouts had cleared out vines from Panther Hollow., and he noted that a large number of bees had been removed from along the District's Nature Trail. After a question from the Board, Director Jistel responded that the bees were relocated to an alternate location outside the District.

There being nothing further to come before the Board, the Board scheduled its next meeting for December 20, 2016, and the meeting was adjourned



  
Secretary, River Place MUD  
Board of Directors

River Place Municipal Utility District  
Attachments  
November 22, 2016

1. Board packet; and
2. Proposal from Christianson install a new stainless steel urinal in the men's restroom at Woodlands Park; and
3. Proposal from Texas Painting or repair and painting of the sunshade support poles at Woodlands Park.