

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

October 27, 2015

The Board of Directors of the River Place Municipal Utility District of Travis County, Texas met in regular session, open to the public on October 27, 2015 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:

Vacant	President
Kenneth Bartlett	Vice President
Arthur Jistel	Secretary
Pat Reilly	Treasurer
Claudia Tobias	Assistant Secretary/Treasurer

and all Directors were present, thus constituting a quorum.

Also present were Patricia Rybachek of Severn Trent Environmental Services ("Severn Trent"), the District's General Manager; Herb Edmonson, P.E., of Gray Engineering, Inc., the District's Engineer; Elliot Fogel, a resident of the District; and Phil Haag and Suzanne McCalla of McGinnis Lochridge, the District's Attorney.

Upon calling the meeting to order, Director Bartlett questioned if there were any residents present who wished to address the Board. Mr. Fogel stated that he was only in attendance to observe the meeting and did not have any questions for the Board at this time.

The next item of business was approval of the monthly consent agenda containing the minutes of the September 22, 2015, regular meeting and payment of bills and expenses. Upon a motion duly made by Director Jistel and seconded by Director Tobias, the Board voted unanimously to approve the Consent Agenda as presented.

The next item of business before the Board was considering a candidate for appointment to the vacancy on the Board. The Board discussed the possible candidates, and agreed to appoint Lee Wretlind at the District's November Board of Directors meeting.

Next, the Board discussed the landscape maintenance around the District's lift stations. Director Reilly reminded the Board that the District had requested that the City of Austin (the "City") maintain the areas located outside of the fenced areas surrounding the City's facilities (the "Property") in addition to the City's maintenance of the land within the fences, but that the City had denied the District's request. Ms. Rybachek presented a proposal from TexaScapes, Inc., ("TexaScapes") to maintain the Property at a cost to the District of \$820.00 per month. Director Jistel pointed out that the maintenance of the Property was not generally required to be performed monthly. After discussion, the Board directed the District's General Manager to obtain a revised proposal from TexaScapes for maintenance of the Property on an "as needed" basis only. A copy of the proposal

submitted by TexaScapes is included in the Board Packet, which packet is attached hereto as an exhibit to these minutes.

Director Reilly then reported that he, Director Jistel, the District's Attorney, and the District's Engineer had met with Alan Kane, a homeowner in the District, regarding the parking situation along the bridge in Panther Hollow. He recalled that the Board had authorized the installation of a "No Parking" sign at last month's Board of Directors meeting. He continued that Mr. Kane was requesting that the Board approve the installation of a gate across the Panther Hollow Bridge that would only be opened during the District's park hours. He added that Mr. Kane would be responsible for all the costs associated with the installation, maintenance, and operation of the gate. In addition, Director Reilly noted that Mr. Kane had agreed to open and shut the gate at sunrise and sunset. He explained the Mr. Kane's primary complaint was people who remained in the park during all hours of the night playing loud music and generally being disruptive. A lengthy discussion ensued. After further discussion, the Board declined to take any action at this time and agreed to discuss the issue at a future Board meeting.

The Board next discussed the upcoming annexation of the District by the City pursuant to the District's Strategic Partnership Agreement with the City. Director Reilly explained that District residents should be informed about the election to approve the District's conversion from a municipal utility district to limited district, and the Board concurred. Director Reilly stated that Mark Maxwell, General Manager of the Anderson Mill Limited District, had volunteered to come and speak to the Board about the process of converting from a municipal utility district to a limited district. After a brief discussion, the Board authorized Director Reilly to extend an invitation to Mr. Maxwell to speak to the Board at the November 24, 2015, Board of Directors meeting.

Director Bartlett then convened the public hearing for consideration of the 2015 tax rate for the District. Ms. McCalla confirmed that the Notice of Public Hearing on Tax Rate was published in the Austin American Statesman as required, and she presented the Affidavit of Publication of same. A copy of the Affidavit of Publication is attached hereto and made a part of these minutes. Director Bartlett observed that there were no persons present who wished to address the Board concerning the tax rate, and he closed the public hearing. After consideration, upon a motion duly made by Director Jistel and seconded by Director Reilly, the Board voted unanimously to: (1) set the debt service tax rate at \$0.1063 per \$100 of assessed valuation; (2) set the tax rate for maintenance and operations at \$0.1250 per \$100 of assessed valuation; and (3) adopt the ORDER LEVYING TAXES. A copy of the Order Levying Taxes is attached hereto and shall be considered to be a part of these minutes.

Ms. McCalla then explained that the Board needed to adopt an Amendment to the District's Information Form whenever any information in the Information Form was changed, including the annual setting of the District's tax rate. She explained that the amendment would be filed with the Texas Commission on Environmental Quality, in the Official Public Records of Travis County, and in the offices of McGinnis Lochridge. After review, upon a motion duly made by Director Jistel and seconded by Director Tobias, the Board voted unanimously to approve Amendment No. 32 to the District's Information Form and to

authorize filing of same as outlined. A copy of Amendment No. 32, thus approved, is attached hereto and shall be considered to be a part of these minutes.

Next, the Board received reports from District consultants.

General Manager – Ms. Rybachek presented the General Manager's report in its entirety and as included in the Board Packet. Ms. Rybachek noted that it had been quiet month in general throughout the District. She reported that T.F. Harper, a manufacturer of park equipment ("Harper"), had contacted her office regarding two picnic tables that Harper had available at a significantly reduced price. She explained that Harper was offering both tables to the District at a total cost of \$700. After discussion, the Board approved the purchase of both tables. Ms. Rybachek next stated that two swing pads were ordered and that the grills at both parks would be sanded, primed, and painted at a cost to the District of \$280 for the materials and \$1,800 for the labor. After comments from the Board, Ms. Rybachek agreed that she would obtain estimates from additional painters for the painting of the grills as well as for other painting projects throughout the District.

Ms. Rybachek next discussed with the Board the metering of the water used for irrigation of the District's parks. Mr. Edmonson stated that he would obtain prices on used meters for the Board's review. He added that the cost of a new meter was approximately \$1,000.

Engineer – Mr. Edmonson presented the engineering report in its entirety, a copy of which is contained in the Board Packet.

Attorney – Mr. Haag stated that he had nothing additional to report.

The Board scheduled its next meeting for November 24, 2015. With no other items to come before the Board, the meeting was adjourned.




Secretary, River Place MUD
Board of Directors

THE RIVER PLACE MUNICIPAL UTILITY DISTRICT

**October 27, 2015
Minutes Attachments**

1. Board Packet;
2. Affidavit of Publication for the Notice of Tax Rate;
3. Order Levying Taxes; and
4. Amendment No. 32 to the District Information Form.