

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

July 25, 2017

The Board of Directors of the River Place Municipal Utility District of Travis County, Texas met in **regular** session, open to the public on July 25, 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, except Director Wretlind, 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., the District's Engineer; Abby Bora with Community Impact Newspaper; Helen Mayer, a resident 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 no residents were present who wished to address the Board at this time.

The next item of business before the Board was approval of the monthly consent agenda containing the minutes of the June 27, 2017, regular meeting, and payment of bills and expenses. After review and upon a motion duly made by Director Jistel and seconded by Director Crosby, the Board voted unanimously to approve the Consent Agenda, including the minutes of the June 27, 2017, regular Board of Directors meeting, as written.

The Board then considered an ORDER OF THE BOARD OF DIRECTORS OF RIVER PLACE MUNICIPAL UTILITY DISTRICT AMENDING PARK RULES (the "Order"). Director Reilly explained that recently the District was notified by a local group that the group planned to use the Woodlands Park in the District to host a gathering for approximately 75 -80 persons. Director Reilly continued that the gathering was planned for the July 4, 2017, holiday weekend, when other scheduled events were planned and there was no availability at the Woodlands Park for this group's gathering. He stated that the group was contacted by a representative of the District and the group agreed to reschedule their event to another non-weekend day. Director Reilly stated his belief that rules should be in place to prevent overscheduling of the District's Parks. The Board then reviewed proposed changes to the Park Rules to include a section on large group activities. After discussion, upon a motion duly made by Director Crosby and seconded by Director Jistel,

the Board voted unanimously to approve the Order as presented. A copy of the Order is attached hereto and shall be considered an exhibit to these minutes.

The next item of business before the Board was review of proposals from drilling companies to drill an irrigation well in Sun Tree Park in the District. Director Reilly detailed with the Board the current costs associated with irrigating Sun Tree Park. He added that the location of the test well would likely be between the elevated tank and the backstop at Sun Tree Park. A lengthy discussion ensued. After further review, upon a motion duly made by Director Reilly and seconded by Director Crosby, the Board voted unanimously to approve the proposal from Hydro Resources to drill a test well in an amount not to exceed \$15,000. A copy of all proposals submitted are attached to these minutes as exhibits.

Next, Director Reilly presented a Contract for Services of R.W. Harden & Associates, Inc., ("R.W."), (the "Contract") in an amount not to exceed \$15,000. He explained that R.W. would provide technical and advisory services with regard to the drilling of the irrigation well at Sun Tree Park. After a brief discussion, upon a motion duly made by Director Crosby and seconded by Director Jistel, the Board voted unanimously to approve the Contract with R.W., as presented. A copy of the Contract is attached to these minutes and shall be considered an exhibit.

The Board tabled any discussion on the Landscape Irrigation and Recreational Use Contract with the Lower Colorado River Authority until a future meeting.

The Board next considered the landfill disposal rate change to the District's solid waste contract (the "Solid Waste Contract") with Waste Connections, Inc., ("Waste Connections"). Mr. Haag explained that Waste Connections was requesting an adjustment to the Solid Waste Contract based on three factors: the consumer price index ("CPI"), the cost of fuel, and landfill costs. He reminded the Board that Waste Connections had provided backup documentation to show that fuel costs had decreased and that the CPI had increased, but did not provide adequate backup documentation to support the increase in landfill costs. He requested authorization from the Board to allow McGinnis Lochridge to contract with the District's Auditor, Maxwell Locke & Ritter, LLP, ("Maxwell"), to complete an agreed-upon procedures report on the amounts owed to Waste Connections for the landfill component of the rate adjustment (the "AUP Report"). Mr. Haag stated that the estimated costs to the District for the AUP Report would be approximately \$1,500. After discussion, upon a motion duly made by Director Jistel and seconded by Director Crosby, the Board voted unanimously to authorize McGinnis Lochridge to engage Maxwell to complete the AUP Report.

At this point Director Tobias arrived at the meeting.

Director Crosby then updated the Board on the status of the ad hoc committee formed to resolve traffic issues at the District's trailheads (the "Committee"). He stated that the Committee had met twice since the last Board of Directors meeting and that the Committee was in the process of gathering information to draft a proposal on a possible resolution to the traffic issues for presentation to the Board at a future Board meeting. Director Crosby continued that the Committee was currently considering the installation of

gates at the entrances to the trail, which gates would be manned on the weekends. He estimated that it would take three guards and one floating guard to man the gates eight hours a day for two days. Ms. Mayer stated her belief that the amount of persons allowed on the Nature Trail should be limited. Director Reilly emphasized that the costs to access the trail by non-residents could not be unreasonable, and he questioned what actions would be taken by the Committee if the manned gates did not limit the number of persons on the Nature Trail, as intended. A lengthy discussion ensued. No action was taken on this item.

The Board then reviewed proposals for the resurfacing of the tennis courts in the District, which proposals are included in the Directors' Packets and attached as an exhibit to these minutes. After discussion, upon a motion duly made by Director Reilly and seconded by Director Jistel, the Board voted unanimously to approve the proposal from Hill Country Tennis & Tracks ("Hill Country") in the amount of \$10,400 contingent on Hill Country's written confirmation that additional items discussed by the Board are included in the proposal amount. A copy of the Hill Country proposal including the list of additional items, is attached hereto as an exhibit.

The Board next discussed the repair and painting of the wooden railings along the boardwalk and at the Woodlands Pavilion at the Woodlands Park in the District. Director Reilly explained that ST was having difficulty finding small contractors that maintain workers' compensation insurance. Director Reilly stated that he planned to meet with Fazzone Construction Company, Inc., regarding obtaining bid proposals for the District's next Board meeting. Ms. Rybachek suggested that the Board consider reviewing a form from the Texas Department of Insurance, Division of Workers' Compensation that allows an independent contractor to waive workers' compensation insurance, and the Board concurred.

Ms. Rybachek next presented the General Manager's report in its entirety and as included in the Directors' packets. Ms. Rybachek first presented a proposal from M & C Electric, Inc. ("MC"), to replace the landscaping light at the Woodlands Park sign located in the District. After review and discussion, upon a motion duly made by Director Tobias and seconded by Director Jistel, the Board voted unanimously to approve the proposal from MC for the repair and replacement of the Woodlands Park sign light at a total cost to the District of \$517. A copy of the proposal from MC is included in the Directors' Packets.

Ms. Rybachek next updated the Board on the status of the Sun Tree Park swing set installation. She reported that the installation was scheduled for July 26 and 27, 2017. She added that signs alerting residents to the work in progress would be installed. Ms. Rybachek also stated that signs prohibiting the use of motorized vehicles in the District's Parks and green spaces would also be installed at both of the District's parks.

Next, Ms. Rybachek reviewed the Detention Pond report with the Board. She noted that a couple of the ponds had a minor buildup of material in the sand areas. She questioned if ST should provide a proposal for the work. Mr. Edmonson stated his belief that no action was required on the ponds at this time, but that the ponds should continue to be monitored.

Next, Ms. Rybachek informed the Board that ST would read the Woodlands Park pump irrigation meter monthly and that a usage report would be included in the Directors' Packets.

Ms. Rybachek next reported that ST had begun work on the District's Fall Newsletter, and she requested that the Board contact her directly with any suggested articles for the newsletter.

Director Reilly then stated that he, Director Jistel, Mr. Edmonson, and Ms. Rybachek had met with TexaScapes regarding the installation of a wireless flow sensor on the main irrigation line at the Woodlands Park. He stated that it was decided that the flow sensor would not resolve the issue. Director Reilly continued that ST and Gray were working with TexaScapes to possibly install a pressure tank to resolve the problem.

Mr. Edmonson then presented the Engineer's Report. He recalled that he had been working with a surveyor regarding the recent issues with two tracts of lands within the District's boundaries, but that there was not determination the properties belonged to the District. Mr. Haag reminded the Board that Travis County (the "County") had filed a lawsuit regarding unpaid delinquent taxes for the two pieces of property. He continued that the property is still listed under the name of the developer of the District and that the properties should have been conveyed to the District or the River Place Residential Community Association (the "HOA") in the past. He stated that he had talked with the attorney for the County regarding the issue and that the County had extended the deadline to answer the lawsuit. Mr. Haag noted that certain District property was approved by the Board for conveyance to the City of Austin (the "City") pursuant to the Strategic Partnership Agreement between the City and the District but that the City had been unable to locate the conveyance documents submitted with the SPA. He added that new conveyance documents had been drafted by the City to resolve the issue and that his office was in the process of reviewing those documents. He added that if the two pieces of property should have been conveyed to the District in the past, then the City would receive them upon annexation. No action was taken on this item.

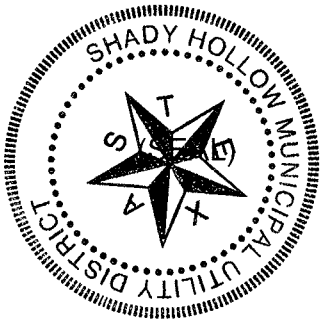
Next, Mr. Haag reviewed with the Board a memorandum from McGinnis Lochridge on the bills passed during the 85th Legislative Session (the "Session"). He stated that Governor Abbott had called a special session on July 18, 2017. Mr. Haag added that his office would present an updated memorandum on any relevant bills passed during the Special Session. A copy of the memorandum from McGinnis Lochridge is attached hereto as an exhibit to these minutes.

Mr. Luft then 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 stated that the District remained under budget for the year to date and was in good shape overall. He then pointed out the higher rate that the District's investments were earning after being transferred to TexPool. Mr. Luft also reviewed the quarterly investment report with the Board.

Director Jistel next updated the Board on the status of the sports fields in the District. He stated that TexaScapes had inspected the District's sports fields and determined that crabgrass was a significant problem. He stated that TexaScapes sprayed the sports fields to eliminate the crabgrass but would not be charging the District for the costs. He added that the fields would be reseeded and irrigated subsequent to the spraying.

Director Jistel then stated that the District's Donation Box at the Nature Trail had received \$44 in donations and that the total amount of donations received to date was \$186. He also noted that exterminators had sprayed for cutter ants and spiders in the District's parks. Director Jistel added that he planned to talk with TexaScapes next week regarding tree trimming in the District.

There being nothing further to come before the Board, the Board scheduled its next meeting for August 22, 2017, and the meeting was adjourned




Secretary, River Place MUD
Board of Directors

River Place Municipal Utility District
Attachments
July 25, 2017

1. Directors Packet;
2. Amended Park Rules;
3. Proposals for the irrigation well in Sun Tree Park;
4. Contract with R.W. Hardin and Associates, Inc.;
5. Proposals for resurfacing of the tennis courts;
6. Proposal from M & C Electric, Inc. for the Woodlands Park sign light;
7. Memorandum from McGinnis Lochridge on the 85th Legislative Session.