

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

**June 27, 2017**

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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 June 27, 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; Matthew Varela, Ralph Varela, and Patrick Shanahan, 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 there were no residents 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 May 23, 2017, regular meeting, and payment of bills and expenses. After review and upon a motion duly made by Director Crosby and seconded by Director Tobias, the Board voted unanimously to approve the Consent Agenda, including the minutes of the May 23, 2017, regular Board of Directors meeting, as written.

Next, Matthew Varela discussed with the Board his Eagle Scout Service Project to place severe weather signs along the River Place Nature Trail (the "Project"). The Board recalled that Mr. Varela had previously presented his Project at the April 25, 2017, Board of Directors meeting. Mr. Varela distributed for the Board's review a template of the sign he planned to place along the nature trail, a copy of which is attached hereto as an exhibit. He continued that he would install a total of five signs at a cost of \$45.00 each, with the total amount not to exceed \$400.00. After discussion, upon a motion duly made by Director Tobias and seconded by Director Crosby, the Board voted unanimously to approve the Project as presented.

The Board next reviewed the proposal from Aquatic Features, Inc. ("Aquatic") to maintain the wet pond located at 8820 Big View Drive in the District (the "Pond"). Director

Reilly stated that he and Director Jistel had met with a representative from Aquatic to discuss the services that Aquatic would be performing for the District. He noted that the proposed price to maintain the Pond would be \$380.00 per month. After discussion, upon a motion duly made by Director Crosby and seconded by Director Tobias, the Board voted unanimously to approve the proposal from Aquatic for maintenance of the Pond. A copy of the proposal, thus approved, is attached hereto and shall be considered a part of these minutes.

The next item of business before the Board was the Lower Colorado River Authority's (the "LCRA") Landscape Irrigation and Recreation contract application (the "Application"). Director Reilly explained that the District's previous contract to pump raw water from Lake Austin had expired at the end of May 2017, but that the renewal application required that the District contract with the LCRA for a "take or pay" term of either five or ten years. Director Reilly continued that he had contacted the LCRA to ask for a one-year extension to the District's current permit, which the LCRA granted. He stated that the one-year extension would allow the District to get through the process of becoming a Limited District and then submit the Application as the Limited District in June of 2018. After a brief discussion, upon a motion duly made by Director Crosby and seconded by Director Tobias, the Board voted unanimously to approve the one-year extension to the District's current agreement with the LCRA. A copy of the agreement, thus approved, is attached to these minutes as an exhibit.

The Board then considered an amendment to the District's solid waste contract with Waste Connections, Inc. ("Waste Connections") clarifying the terms in the contract relating to bulky items (the "Amendment"). After discussion, upon a motion duly made by Director Crosby and seconded by Director Tobias, the Board voted unanimously to approve the Amendment with Waste Connections, as presented. A copy of the Amended is attached to these minutes as an exhibit.

At this point, Director Jistel arrived at the meeting.

Next, the Board discussed the annual Fourth of July celebration at the River Place Country Club. Director Tobias stated that all the signs were in place and preparation for the event was moving along smoothly.

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 next Committee meeting was scheduled for June 28, 2017, and that the Committee was discussing the possibility of installing gates at the entrances to the District's nature trail, which gates would be manned on Saturdays and Sundays. Director Crosby emphasized that the Committee would continue discussions on the issue and that no formal recommendations had been decided on by the Committee. No action was taken by the Board.

Ms. Rybachek next presented the General Manager's report in its entirety and as included in the Directors' packets, a copy of which is attached hereto. Ms. Rybachek first stated that the sun shades for installation over the swing sets at Sun Tree Park had been

ordered and that installation should be complete by the second week of July. She added that five grills were ordered for the Woodlands Park and that installation was planned for Monday, July, 3, 2017. Ms. Rybachek then reported that repair of the drinking fountain at the Woodlands Park pavilion should be complete by the end of next week.

Continuing her report, Ms. Rybachek presented a proposal from Southern Painting for the repair and painting of the wooden rails along the boardwalk, at the Woodlands Pavilion, and the gazebo at Sun Tree Park (the "Painting Project"). After discussion, the Board requested that Ms. Rybachek obtain clarification of the Southern Painting proposal amounts as well as obtain additional bids for the Painting Project. A copy of the Southern Painting proposal is attached hereto as an exhibit.

The Board then reviewed a draft copy of the summer 2017 newsletter. After discussion, Ms. Rybachek stated that she should be able to get the newsletter out to District residents prior to July 4, 2017. A copy of the draft newsletter is attached hereto and shall be considered an exhibit to these minutes.

Next, Ms. Rybachek presented a proposal in the amount of \$560.00 from M&C Electric, Inc. ("M&C") to replace the landscaping light at the Woodlands Park sign. She explained that the entire light fixture would need to be replaced. Director Reilly questioned if ST would be able to replace the light fixture, and Ms. Rybachek responded that she would check on the replacement by ST and report her findings to the Board. No action was taken on this item. A copy of the proposal from M&C is attached hereto as an exhibit.

Director Jistel then presented two proposals from Hill Country Tennis & Tracks for the resurfacing of the tennis courts and the basketball courts located in the District. The Board discussed the bids presented at length. After further discussion, the Board requested that additional bids be obtained for the resurfacing of the tennis courts. The Board also noted that the basketball courts were not included in the current budget. No action was taken on these items. Copies of both proposals are attached to these minutes as exhibits.

Mr. Edmonson then discussed with the Board the proposal from TexaScapes to install a wireless flow sensor on the main irrigation line at the Woodlands Park. He first explained that the raw-water pump can overheat if allowed to run nonstop without water running through it and that the proposed installation of the flow sensor will turn the raw-water pump off if this situation should occur. He continued that the existing system has the capability to turn off the raw-water pump, but that no sensor has been installed. Mr. Edmonson stated that he had two problems with the installation of the proposed wireless sensor: 1) it requires a clear line of vision and 2) it is battery operated. He suggested obtaining proposals to have the sensor hard-wired into place, and the Board concurred. He also stated that having a light outside of the control room that provides a visual alarm when the controller shuts off the pump would allow ST to see that the irrigation system has been shut off as a result of a problem with the raw-water pump. He also suggested that a sign be installed notifying residents to contact ST if the alarm light is lit. Director Crosby questioned if the pressure issues associated with the irrigation system had been resolved, and Mr. Edmonson responded in the affirmative. After continued discussion, the Board requested that Mr. Edmonson obtain cost estimates to hard-wire a flow sensor on

the irrigation line, as discussed above. No other action was taken on this item. A copy of the proposal from TexaScapes is attached hereto.

Mr. Edmonson then presented the Engineer's Report. He stated that he was working with a surveyor regarding the recent issues with two tracts of lands within the District's boundaries. Mr. Haag explained that Travis County (the "County") has 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. Mr. Edmonson stated his belief that one parcel belonged to the District and the other parcel belonged to the HOA. Mr. Haag confirmed that his office continued to work with the County to resolve the issue.

Next, Mr. Haag reported on several bills passed during the 85th Legislative Session (the "Session"). He stated that Governor Abbott announced that he plans to call a special session beginning July 18, 2017. Mr. Haag also noted that Senate Bill 715 (the "annexation" bill) was on the Governor's list of bills to be considered during the special session. Mr. Haag added that his office would present a memorandum on relevant bills passed during the Session at the July Board meeting.

The Board next discussed the letter received from Waste Connections regarding a rate adjustment to become effective May 1, 2017. Mr. Luft explained that the Waste Connections adjustment was based on three factors: the consumer price index ("CPI"), the cost of fuel, and landfill costs. He continued that Waste Connections had provided backup documentation to show that fuel costs had decreased resulting in a 2.4% downward adjustment and that the CPI had increased resulting in a 2.7% upward adjustment. Mr. Luft stated that Waste Connections did not provide adequate backup documentation to support the 3.1 % upward adjustment in landfill costs. Director Reilly told the Board that both the CPI and fuel adjustments are listed in the contract, but that the contract specifies that the landfill costs must be supported by documentation and approved by both parties. Director Crosby suggested that the District contact its auditor, Maxwell Locke & Ritter, LLP, ("Maxwell") to request an engagement for an agreed-upon procedures report on the amounts owed to Waste Connections for the landfill component of the rate adjustment, and the Board agreed. Ms. Rybachek stated she would contact Maxwell regarding the report. A copy of the letter from Waste Connections is attached as an exhibit to these minutes.

Mr. Luft then reviewed 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 also pointed out the higher rate that the District's investments were earning after being transferred to TexPool. Mr. Luft added that he would be working with the District's committees on the District's draft budget, which draft budget would be presented at the District's August Board of Directors meeting.

Director Jistel then updated the Board on the status of the sports fields in the District. He stated that Bermuda seed was "put down" on three large fields in the District and that these fields would need to be irrigated every day for 10 to 14 days. He added that traffic at

the District's trails was slowing down. He also noted that the District's donation box for the Nature Trail had received \$64.25 in donations.

The Board next heard from Mr. Shanahan regarding traffic issues within the District. He stated that there was significant support from residents to charge non-residents for use of the District's parks and nature trail. Director Reilly explained that an ad hoc committee had been formed to discuss resolution of the issue. He detailed the possible solutions discussed by the committee, and noted that rates charged by the District to out-of-District residents for use of the parks and nature trail would need to be reasonable.

There being nothing further to come before the Board, the Board scheduled its next meeting for July 25, 2017, and the meeting was adjourned



  
Secretary, River Place MUD  
Board of Directors

River Place Municipal Utility District  
Attachments  
June 27, 2017

1. Board packet;
2. Sign template from Matthew Varela;
3. Proposal from Aquatic Features, Inc. for maintenance of the wet pond at 8820 Big View Drive;
4. Proposal from Southern Painting for repair and painting of gazebo, pavilion and railing at Boardwalk;
5. Temporary Raw Water Agreement Application with the LCRA;
6. Proposal from M&C to replace broken light fixture at the Woodlands Park;
7. Proposals for resurfacing of the tennis courts and basketball courts;
8. Proposal from TexaScapes to install a wireless flow sensor on the main line at the Woodlands Park;
9. Draft Summer 2017 Newsletter; and
10. Letter from Waste Connections regarding rate adjustments.