

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

March 28, 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 March 28, 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 Reilly, 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; John and Miles Busch, residents of the District; Justin Breshears with Camp Gladiator; Adam Weedman of BinDumped; Scott Koester of Paddle EZ; and Phil Haag and Suzanne McCalla of McGinnis Lochridge ("McGinnis"), the District's Attorney.

Upon calling the meeting to order, Director Jistel noted that several persons were present who wished to address the Board regarding various agenda items. He noted that the Board would hear comments from those present during discussion of the specific agenda item.

The next item of business was approval of the monthly consent agenda containing the minutes of the February 28, 2017, regular meeting, and payment of bills and expenses. After review and upon a motion duly made by Director Crosby and seconded by Director Wretlind, the Board voted unanimously to approve the Consent Agenda as presented.

Miles Busch next addressed the Board regarding his proposed project to improve areas of the District's Nature Trail system in completion of his Eagle Scout Service Project (the "Project"). Mr. Busch distributed for the Board's review a report detailing the Project and the costs involved. He explained that the Project included the following three parts: the installation of creek-crossing handrail chains, the installation of trail signs; and the installation of rocks in certain muddy areas along Little Fern trail. He estimated that the overall cost of the Project would be \$1,460, which amount included \$100.00 for unanticipated overages. After a lengthy discussion, upon a motion duly made by Director Wretlind and seconded by Director Tobias, the Board voted unanimously to approve the Project and expenses associated with the Project not to exceed \$1,550. A copy of the

report detailing the Project is attached hereto and shall be considered an exhibit to these minutes.

The Board then heard from Mr. Breshears. Mr. Breshears stated that he was a partner/trainer with Camp Gladiator ("Camp"). He continued that Camp partnered with local entities such as municipal utility districts, schools, churches, and small businesses to provide workout classes at these locations. He proposed providing workout sessions on Mondays, Wednesdays, and Fridays beginning at 9:00 a.m. at Sun Tree Park in the District. After a question from the Board regarding proposed benefits to the residents of the District, Mr. Breshears responded that he would provide residents of the District a free two-week trial of the program as well as one free product from the Camp store. Director Crosby questioned if the Camp would cause additional parking issues at Sun Tree Park, and Director Jistel responded in the negative. The Board noted that the District's Attorney had reviewed and approved the Location/Facility Use Agreement and Waiver of Liability and Hold Harmless Agreement (collectively the "Contract") prior to the meeting. After discussion, upon a motion duly made by Director Tobias and seconded by Director Wretlind, the Board voted unanimously to allow Camp to: (1) use Sun Tree Park on a six-month trial basis; and (2) authorize execution of the Contract. A copy of the Contract is attached hereto as an exhibit to these minutes.

Next, Director Jistel discussed the installation of a donation box in the Woodlands Park for the upkeep of the District's Nature Trail. Director Jistel explained that because he planned to provide the box, additional costs to install the box would be minimal. After a question from the Board, Director Jistel responded that a sign would be installed adjacent to the donation box explaining how the donated funds would be utilized. The Board requested that the proposed sign be forwarded to the Board for review prior to installation, and Director Jistel agreed. After discussion and a motion duly made by Director Tobias and Seconded by Director Crosby, the Board voted unanimously to authorize the installation of a donation box, including approved signage, near the entrance to the Nature Trail in the Woodlands Park.

Director Crosby then introduced Mr. Weedman to the Board. Mr. Weedman informed the Board that he was a resident of the District and that he owned a local dumpster rental company ("BinDumped") that was proposing to provide bins on a specific date for District resident to dispose of their hazardous wastes and large recyclables ("Hazardous Waste Collection Day"). He continued that personnel from BinDumped would be available on site to talk with residents regarding disposal of the materials. Director Wretlind explained that the District currently had an exclusive contract with Progressive Waste Solutions of TX, Inc., d/b/a WC of Texas ("Progressive"), and that the District would need to obtain approval from Progressive to hold the Hazardous Waste Collection Day within the District. No action was taken on this item at this time.

Next, Mr. Koester introduced himself to the Board and presented for the Board's review a brochure detailing the features of his company Paddle EZ. He explained that Paddle EZ partners with hotels, resorts, parks, and other entities to provide paddleboard and kayak rentals. He proposed to install 6 three-foot by two-foot "smart" lockers at the Woodlands Park. He continued that the lockers required a key code for access to the

equipment and that the key code was provided to a customer when they signed up online to rent the equipment. Mr. Koester added that Paddle EZ would provide District residents a discount of 20% off the regular rental fee of \$18.00 per hour. Mr. Haag noted that his office was working with Mr. Koester regarding changes to the Paddle EZ contract. Mr. Haag submitted the proposed changes to the contract for the Board's review. Mr. Koester confirmed that all the proposed changes were acceptable. Mr. Haag added that Paddle EZ would need to include the District as one of the "Released Parties" in its Terms and Conditions provided to its customers, and Mr. Koester agreed. After discussion, upon a motion duly made by Director Crosby and seconded by Director Wretlind, the Board voted unanimously to approve the contract with Paddle EZ for a six-month trial period. A copy of the contract, thus approved, is attached hereto as an exhibit.

Next, Mr. Johnson presented for the Board's review an invoice from Garcia's Tree Trimming ("Garcia's") in the amount of \$11,126.51 for the in the removal of underbrush and other potential fire hazards in the area located behind four homes on China Garden Drive in the District (the "China Garden Project"). A copy of the invoice is attached hereto as an exhibit. He explained that Garcia's originally estimated \$5,000 to complete the China Garden Project, but that the job was more extensive than anticipated. Director Crosby recalled that the Board had authorized payment of an amount not to exceed \$5,000 for the China Garden Project, and he continued that the HOA had agreed to pay the remaining \$6,126.51. Mr. Johnson then updated the Board on the status of the China Garden Project.

Next, Ms. Rybachek presented the General Manager's report in its entirety and as contained in the Directors' packets, a copy of which is attached hereto. Ms. Rybachek stated that the quarterly report on the District's detention ponds was scheduled to be completed by March 31, 2017, and that she would present the report at the District's next Board meeting.

Ms. Rybachek then stated that her office was in the process of preparing the District's April Newsletter and questioned the Board on possible topics and items to be included in the newsletter. Director Wretlind suggested that the District send out two newsletters; the first detailing upcoming events and the second to include the completion of the installation of play equipment at Sun Tree Park (the "Park Project"), and the Board agreed.

Mr. Jistel then reported that he had received several complaints regarding fire ants in the District's parks. He continued although the TexasScapes, Inc. ("TexasScapes") already provided ant control for the District, the Parks Committee had requested that he obtain a proposal from TexasScapes for additional coverage. He stated that TexaScapes suggested a two-step method of fire ant control that includes the application of an approved fire ant control product with a product that provides control for up to six months. After discussion, the Board declined to take any action on the proposal at this time. A copy of the proposal is attached to these minutes and shall be considered and exhibit.

Director Jistel next presented a proposal from TexasScapes for \$1,900 to repair the irrigation system damage that occurred during construction of the Park Project. After a brief

discussion, the Board approved tabling the issue until a later date. A copy of the proposal is attached hereto.

Director Jistel then presented a proposal from Texascapes for \$1,725 to cut back and remove the Florida Jasmine on the south side of the soccer field at Sun Tree Park. After discussion, the Board agreed to solicit additional proposals for the project. A copy of the proposal is attached to these minutes and shall be considered an exhibit.

Next, Director Jistel reported that the area around the benches adjacent to the playscape at Sun Tree Park was bare and suggested that instead of installing grass in the area, mulch or crushed granite could be installed as a lower cost permanent solution, and the Board agreed.

Mr. Edmonson then reported that kids had removed several of the plantings installed to prevent future erosion of the Woodlands Park shoreline (the "Shoreline Project"). He stated that a better enclosure was needed around the vegetation to ensure that the vegetation remained in place, and the Board concurred.

Mr. Edmonson then presented the Engineer's Report, as included in the Board Packet. He stated that Fun Abounds, Inc., ("Fun Abounds") had completed the installation of the new play equipment included as part of the Park Project. He added that Westar Construction ("Westar") has also completed the parking lot seal coating and restriping at Sun Tree Park and that Westar would return to complete the restriping at the Woodlands Park, after which the Texas Accessibility Standards (TAS) reviewer would schedule an inspection to verify compliance with state requirements.

Mr. Edmonson then presented a proposal for \$900 from Fun Abounds for the breakout, removal, and disposal of the concrete ADA ramp located under the old playground equipment at Sun Tree Park. After discussion, upon a motion duly made by Director Crosby and seconded by Director Wretlind, the Board voted unanimously to approve the proposal from Fun Abounds as presented. A copy of the proposal is attached hereto and shall be considered an exhibit to these minutes.

Next, Mr. Haag reported that on several bills proposed during the 85th Legislative Session (the "Session"). He explained that he would present a full report on relevant bills passed during the Session at a future Board meeting.

Director Wretlind then reviewed with the Board the status of the District's investments. He reviewed the income to the District and summarized the activity in each of the District's accounts. He stated that the District was under budget for the General Operating Fund and slightly over budget for the Park Fund for the year-to-date.

Director Wretlind then discussed with the Board his proposed strategy for the reinvestment of District's funds. He stated that he had worked with the District's Bookkeeper to research different financial institutions to determine which banks offered the highest returns on the District's investments. He stated that the District's funds were currently placed with IBC Bank ("IBC"), but that IBC did not pay as much as TexPool. He

continued that, unless IBC was able to provide the District with a higher rate of return, funds from the Debt Service Fund and the Operation Investments Fund would be transferred to TexPool to achieve a higher rate of return for the District. Director Wretlind continued that \$240,000 from the District's Park Investment Fund would be placed into a 12-month certificate of deposit with East West Bank, and the remainder would be placed into a TexPool account.

Director Jistel next reported that the River Place annual Easter Egg Hunt was scheduled to take place on April 15, 2017 and that Dads in the Hood was scheduled for April 28, 2017. He added that the District's fields remained in good shape.

Director Jistel then reported that Hydrilla was reemerging in the Woodlands Park pond. He stated that he had priced herbicide and that the cost per gallon was \$90 with approximately 6 gallons needed to control the Hydrilla. The Board agreed that controlling the Hydrilla was a prudent decision.

Ms. Rybachek noted that several residents had commented about the lack of shade over the swing sets in the District's parks due to the removal of several of the trees surrounding the play areas. After a brief discussion, the Board directed Ms. Rybachek to obtain estimates on the purchase and installation of sun shades for review by the Board.

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

Secretary, River Place MUD
Board of Directors

(SEAL)

River Place Municipal Utility District
Attachments
March 28, 2017

1. Board packet;
2. Report on Nature Trail Project by Miles Busch;
3. Contract with Camp Gladiator;
4. Contract with Paddle EZ;
5. Texasclapes Fire Ant Control proposal;
6. Texasclapes Irrigation System Damage proposal;
7. Texasclapes Florida Jasmine cut back and removal proposal; and
8. Fun Abounds proposal for removal of old ADA ramp at Sun Tree Park.