

MINUTES
WEST KEEGANS BAYOU IMPROVEMENT DISTRICT

July 8, 2020

The Board of Directors (the "Board") of West Keegans Bayou Improvement District (the "District") met in regular session by teleconference, with access by telephone available to the public, pursuant to Texas Government Code Section 551.125 and Governor Greg Abbott's emergency disaster declaration dated March 13, 2020, on the 8th day of July, 2020, and the roll was called of the members of the Board being present by telephone:

Bobby Reed	President
Miriam Beck	Vice President
Chris IGwilo	Secretary
Gerald F. Kallina	Treasurer
Amarjit Verma	Director

and all of the above were present, thus constituting a quorum.

Also attending the teleconference were Sheila White, Wayne Thompson, Rebecca Garcia, John Davis, Kathy Wedge, Jack Vandemar, Moni Mansour, James Cherian, and Johnny McFarland residents of the District; Greg Nady, member of the public; David Miller of Miller & Associates Engineering ("M&A"); Robert Shindler and Carl Peters of Kingsbridge Municipal Utility District; Monty Campbell of Prepared Publications, Inc. ("PPI"); Kathy Farris And Russel Cook of Renn Road Municipal Utility District Richard Haddock of 7Gen Planning ("7Gen"); Brenda McLaughlin of Bob Leared Interests ("BLI"); Pamela Redden of McLennan & Associates, LP ("McLennan"); and Tim Austin and Holly Huston of Allen Boone Humphries Robinson LLP ("ABHR").

Mr. Austin reviewed certain recommended protocols for conducting the District's meeting via teleconference. He announced that the meeting was being recorded and that consultant reports presented at the meeting were posted online and available to the public in the form of an "agenda packet" prior to the start of the meeting at <https://www.districtdirectory.org/agendapackets/wkbid/>.

COMMENTS FROM THE PUBLIC

Mr. Thompson addressed the Board regarding (1) the District's plans for Phase 1 of the Hike and Bike Trail ("Phase 1"); and (2) encouraged the Board to contact the Fort Bend County Commissioners office to discuss inclusion of underpasses and footbridges along the Bayou in the November 2020 Fort Bend County Bond Election.

Mr. Nady addressed the Board regarding a list of potential projects along the Bayou that he sent to the Board, specifically requesting if the Board had any questions he would be willing to answer them.

Ms. Wedge addressed the Board regarding Phase 1 and communicated her support to include footbridges and underpasses in the District's master trail extension plan.

Mr. McFarland addressed the Board regarding Phase 1 and communicated his support to include footbridges and underpasses in the District's master trail extension plan.

Mr. Vandemar addressed the Board regarding Phase 1 and communicated his support to include footbridges and underpasses in the District's master trail extension plan.

Mr. Cherian addressed the Board regarding Phase 1 and communicated his support to include footbridges and underpasses in the District's master trail extension plan.

Ms. Garcia addressed the Board regarding Phase 1 and communicated her support to include footbridges and underpasses in the District's master trail extension plan. She then recommended the Board coordinates with the Fort Bend County Commissioner to include the footbridges and underpasses in the November 2020 Fort Bend County Bond Election.

Mr. Davis addressed the Board regarding Phase 1 and communicated his support to include footbridges and underpasses in the District's master trail extension plan

Ms. White addressed the Board regarding Phase 1 and communicated her support to include footbridges and underpasses in the District's master trail extension plan. She then concurred with previous requests for the Board to coordinate with the Fort Bend County Commissioner to include the footbridges and underpasses in the November 2020 Fort Bend County Bond Election.

APPROVE MINUTES

The Board considered approving the minutes of the June 10, 2020, regular meeting. Director Verma presented proposed revisions to the draft regular meeting minutes. Following review and discussion, Director Kallina moved to approve the minutes of the June 10, 2020, regular meeting, as written. Director Reed seconded the motion, the motion passed with Director Verma opposed and Director IGwilo abstaining from voting.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. McLaughlin presented and reviewed the tax assessor/collector's report, a copy of which is attached, including a list of bills for payment from the District's tax account. She stated that the District's 2019 taxes were 98.1% collected as of June 30, 2020. After review and discussion, Director Reed moved to approve the tax

assessor/collector's report and authorize payment of the bills presented for payment from the tax account. Director Kallina seconded the motion, which carried unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Redden presented and reviewed the bookkeeper's report, the investment report, and presented the bills for payment from the District's account. Copies of the bookkeeper's report and investment report are attached. Following review and discussion, Director Kallina moved to approve the bookkeeper's report, the investment report, authorize payment of bills as presented. Director Beck seconded the motion, which passed by unanimous vote.

MOWING AND MAINTENANCE OF DISTRICT FACILITIES

Director Reed addressed the Board regarding changes to mowing procedures to the District's facilities due to the District's mowing contractor having a shortage of workers due to the novel coronavirus (COVID-19).

CONSIDER NOVEMBER 2020 FORT BEND COUNTY BOND ELECTION

Director Verma addressed the Board regarding the November 2020 Fort Bend County Bond Election. He then made the following motion and requested the specific motion be reflected in the District's minutes: "I make the motion for the District Board to open dialogue with Fort Bend County Commissioner Grady Prestage, to include in the Fort Bend County Mobility Projects November 3, 2020 Bond Election, a cost shared project for the construction of underpasses and footbridges on Keegans Bayou Waterway in Fort Bend County to achieve continuity of the District's trail system and to improve pedestrians and cyclists mobility leading to better public health. The details of the project can be worked out with a mutual agreement between Interlocal Government". The motion failed due to lack of second.

ENGINEERING MATTERS

Mr. Miller presented and reviewed an engineering report, a copy of which is attached.

DEVELOPMENT ISSUES

Mr. Miller reported that M&A completed a request for a construction plan review for a plan review for Paving Modifications along Bissonnet Street from Odyssey Engineering Group for Fort Bend County Municipal Utility District No. 206 and stated that M&A will issue a no objection letter subject to Board approval. Following review and discussion, Director Kallina moved to authorize M&A to submit the no objection letter contingent upon final plan review comments being resolved by M&A. Director Reed seconded the motion, which passed by a unanimous vote.

DEEDS AND EASEMENTS

There was no discussion on this agenda item.

DISTRICT MAINTENANCE AND CAPITAL IMPROVEMENT PLAN

There was no discussion on this agenda item.

MS4 STORM WATER PERMIT ("MS4"); IMPLEMENTATION OF THE STORM WATER MANAGEMENT PLAN; AND RECEIVE PUBLIC COMMENTS

Mr. Miller updated the Board regarding the status of the District's MS4 permit.

REMOVE SILT AND SHAPE CENTER CHANNEL OF BAYOU

Mr. Miller updated the Board regarding the District's plans to desilt and rehabilitate the Bayou.

OUTFALL REPAIRS

Mr. Miller updated the Board regarding backslope drain and outfall repairs within the District.

OTHER ENGINEERING MATTERS

Mr. Miller updated the Board regarding a second possible abandoned drain pipe along the north end of Ditch "A" near backslope drain no. 792. He reported that M&A determined that the abandoned drain pipe is causing a linear sunken area and requested Board approval of a proposal from MMP-Services in the amount of \$6,000 to repair it. Following review and discussion, Director Kallina moved to approve the proposal as presented. Director IGwilo seconded the motion, which passed by a unanimous vote.

Director Verma addressed the Board regarding his objections desilting and rehabilitating the Bayou.

LANDSCAPE ARCHITECT'S REPORT

Mr. Haddock reviewed a landscape architect's report, a copy of which is attached.

DESIGN OF FACILITIES, APPROVAL OF PLANS AND SPECIFICATIONS, AUTHORIZATION TO ADVERTISE FOR BIDS AND AWARD OF CONSTRUCTION CONTRACT, APPROVE PAY ESTIMATES AND CHANGE ORDERS, AND AUTHORIZE FINAL ACCEPTANCE AS APPROPRIATE

Mr. Haddock updated the Board regarding the status of construction of Phase 1. He then recommended Board authorize M&A to revise the no objection letter to

Fort Bend County Drainage District ("FBCDD") to include that the District acknowledges that they have primary maintenance responsibilities for the drainage right-of-way (the "ROW") within Phase 1 and FBCDD reserves the right to return the ROW to original conditions should the District abandon primary maintenance responsibilities of the section of the Bayou. Following discussion, Director Reed moved to approve the revision of the no objection letter as presented. Director Kallina seconded the motion, which passed by a unanimous vote.

RECREATIONAL FACILITIES AND AMENITIES

There was no discussion on this agenda item.

PROPERTY ACQUISITION

The Board did not receive an update on the status of the property acquisition.

DISTRICT WEBSITE

Mr. Campbell reviewed a District Website report, a copy of which is attached.

DISCUSS MEETING SCHEDULE

The Board concurred to conduct the next regular meeting on August 12, 2020, at 4:45 p.m. at the Keegans Wood Clubhouse, located at 9600 Keegans Wood Drive, Houston, Texas, 77083, if possible.

There being no further matters to come before the Board, the meeting was adjourned.

/s/ Chris IGwilo
Secretary, Board of Directors



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