

MINUTES
WEST KEEGANS BAYOU IMPROVEMENT DISTRICT

July 14, 2021

The Board of Directors (the "Board") of West Keegans Bayou Improvement District (the "District") met in regular session in person at the Keegans Wood Clubhouse, 9600 Keegans Wood Drive, Houston, Texas, inside the boundaries of the District, with access by telephone available to the public, on the 14th day of July, 2021, and the roll was called of the members of the Board being present by telephone and/or in person:

Mike Emerson	President
Miriam Beck	Vice President
Gerald Kallina	Secretary
Carole Bagley	Asst. Vice Pres./ Asst. Secretary
Wayne Thompson	Asst. Vice President

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

Also attending the meeting via teleconference or in person were Neelam Verma, Shannon Miller, and additional residents of the District; various members of the public; Jennifer Hanna of BKD, LLP; Kathy Farris and Russel Cook of Renn Road Municipal Utility District ("Renn Road"); Judy Shindler of Kingsbridge Municipal Utility District; David Miller of Miller & Associates Engineering ("M&A"); Monty Campbell of Prepared Publications, Inc.; Richard Haddock of 7Gen Planning ("7Gen"); Michelle Guerrero of Bob Leared Interests; Mary Lutz and of McLennan & Associates, LP ("McLennan"); Tim Austin and Jane Miller of Allen Boone Humphries Robinson LLP ("ABHR").

Mr. Austin reviewed certain recommended protocols for conducting the District's meeting via teleconference and in person.

COMMENTS FROM THE PUBLIC

Director Emerson offered any members of the public attending the meeting in person or by telephone the opportunity to make public comment. There being no members of the public requesting to make public comment, Director Emerson moved to the next agenda item.

CONSENT AGENDA

Mr. Emerson offered Board members and consultants the opportunity to remove items from the consent agenda for individual discussion. Following discussion, Director Beck then moved to approve all items on the consent agenda. Director

Thompson seconded the motion, which passed by unanimous vote. Copies of all documents approved as part of the consent agenda are attached.

DISCUSS AWBD SUMMER CONFERENCE, APPROVE REIMBURSEMENT OF ELIGIBLE EXPENSES, AND AUTHORIZE ATTENDANCE AT WINTER CONFERENCE

The Board discussed conferences attended at the AWBD summer conference. Following discussion, Director Beck moved to approve reimbursement of eligible expenses for the AWBD summer conference, and authorize all interested directors to attend the AWBD winter conference. Director Bagley seconded the motion, which carried by unanimous vote.

APPROVE DEPOSITORY PLEDGE AGREEMENTS AND ADOPT RESOLUTION ESTABLISHING THE AUTHORIZED DEPOSITORY INSTITUTIONS AND ADOPTING LIST OF QUALIFIED BROKERS/DEALERS WITH WHOM THE DISTRICT MAY ENEGAGE IN INVESTMENT TRANSACTIONS

There was no discussion on this agenda item.

ENGINEERING MATTERS

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

DEVELOPMENT ISSUES

Mr. Miller addressed the Board regarding development matters within the District. He requested Board approval to issue a letter of No Objection for the Kingsbridge Retail Center II.

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 on the status of the sediment removal and slope restoration, phase 1 and 2. He requested Board approval of the following items to the contract with Environmental Allies, Inc. ("EA"): (1) Pay Estimate No. 3 in the amount of \$20,331.04; (2) Certificate of Substantial Completion; and (3) Change Order No 3 to increase the total contract in the amount of \$27,031.95 to remove and replace 5" Thick Reinforced Concrete Trail. The Board concurred that Change Order No. 3 was beneficial to the District.

Mr. Miller then presented and reviewed Exhibit C to the Service Agreement with Growth Services, Inc. ("GSI").

OUTFALL REPAIRS

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

Mr. Miller the discussed implementing a program for systematic backslope drain replacement. He requested Board approval of the initial group of backslope drains for replacement under a single contract.

Following review and discussion, Director Emerson moved to (1) approve the engineer's report; (2) authorize M&A to post storm drainage design direction on the District website to provide direction to new developments within the District; (3) approve Pay Estimate No. 3 in the amount of \$20,331.40 to the contract with EA for the sediment removal and slope restoration, phase 1 and 2; (4) approve the certificate of substantial completion from EA for the sediment removal and slope restoration, phase 1 and 2; (5) defer approval of Change Order No. 3 for the sediment removal and slope restoration, phase 1 and 2 in the amount of \$27,031.95 to the contract with EA; (6) approve Exhibit C to the Service Agreement with GSI, subject to review and approval by ABHR; and (7) approve the initial group of backslope drains for replacement under a single contract. Director Beck seconded the motion, which passed by a unanimous vote.

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 West Keegans Hike and Bike Trail, Phase 1 ("Phase 1"). He then presented approval of Pay Estimate No. 6 in the amount of \$17,212.50 payable to D.L. Meacham LP ("DLM") for the construction of Phase 1.

RECREATIONAL FACILITIES AND AMENITIES

Mr. Haddock then updated the Board regarding the Trail Signage replacement with Bakers' Sign Co.

Following review and discussion Director Emerson moved to (1) approve the Landscape Architects report; and (2) approve Pay Estimate No. 6 in the amount of

\$17,212.50 payable to DLM for Phase 1. Director Beck seconded the motion, which passed by a unanimous vote.

DIRECTOR MATTERS

Discussion ensued regarding Director matters.

SECURITY CAMERAS

The Board then discussed possibility of installing security cameras along the Bayou. No action was taken at this time.

REPORT REGARDING LEGISLATIVE MATTERS

Mr. Austin distributed and reviewed a report prepared by ABHR regarding legislative matters pertaining to the 87th Regular Session of the Texas Legislature.

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


Secretary, Board of Directors



ATTACHMENTS TO THE MINUTES

	Minutes
	<u>Page</u>
Bookkeeper's report.....	2
Website Report	2
Engineering report.....	2
Landscape Architect's Report	3