

MINUTES
WEST KEEGANS BAYOU IMPROVEMENT DISTRICT

March 10, 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 10th day of March, 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	Assist Vice President

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

Also attending the meeting via teleconference or in person Amarjit Verma, resident of the District; various members of the public; Kathy Farris of Renn Road Municipal Utility District; Judy Shindler of Kingsbridge Municipal Utility District ("Kingsbridge"); 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 Holly Huston 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.

Mr. Verma addressed the Board regarding his public comments to the District's meeting minutes, the District's maintenance of the Bayou and other Bayou related matters.

Ms. Shindler addressed the Board regarding the recent Harris County Flood Control District Bond election.

There being no further 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. Director Thompson requested the removal of the Minutes, Tax Assessment and Collection Matters, and Website items from the consent agenda. Following discussion, Director Emerson then moved to approve all items on the consent agenda, except for the Minutes, Financial and Tax Assessment and Collection Matters, and Website report. Director Beck seconded the motion, which passed by unanimous vote. Copies of all documentsError! Bookmark not defined. approved as part of the consent agenda are attached.

APPROVE MINUTES

The Board considered approving the minutes of the February 10, 2021, regular meeting. Director Thompson discussed his proposed changes to the minutes to incorporate Mr. Verma's comments which were previously provided by the Board. Following review and discussion, Director Thompson moved to approve the minutes of the previous meetings as revised. The motion failed due to a lack of a second. Director Beck the motioned to approve the minutes, as presented. Director Bagley seconded the motion, which passed by a 4-1 vote with Director Thompson voting against.

TAX ASSESSMENT AND COLLECTION MATTERS

Director Thompson requested clarification on the Tax Assessor/Collector's report, specifically the fees disbursed to the Delinquent Tax Attorney. After review and discussion, Director Thompson moved to approve the tax assessor/collector's report and authorize payment of the bills presented for payment from the tax account. Director Beck seconded the motion, which carried unanimously.

DISTRICT WEBSITE

The Board then discussed the District website. No action was taken at this time.

ENGINEERING MATTERS

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

DEVELOPMENT ISSUES

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. He noted that M&A is currently preparing the Year 2 Annual Report and will circulate to the Board prior to the next meeting.

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.

OUTFALL REPAIRS

Mr. Miller updated the Board regarding backslope drain and outfall repairs within the District. He then requested approval of Job Assignment Form No. 21-001 for engineering work done for the removal and replacement of backslope drain no. 810 – South Highbank Adjacent to Houston Landscapes. Discussion ensued regarding packaging the remaining outfall repairs into phases to repair more than one outfall at time. Mr. Miller then presented and requested approval of a proposal from MMP-Services, Inc., for removal and replacement of backslope drain no. 810 – South Highbank Adjacent to Houston Landscapes in the amount of \$24,950. Following discussion, Director Beck moved to approve the proposal and Job Assignment Form 21-001, as presented. Director Emerson seconded the motion. The motion 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 Kegans Hike and Bike Trail, Phase 1.

RECREATIONAL FACILITIES AND AMENITIES

Mr. Haddock updated the Board regarding 7Gen’s inspection of the District’s trespassing signs within the District.

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

/s/ Gerald Kallina
Secretary, Board of Directors



ATTACHMENTS TO THE MINUTES

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