

MINUTES
FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 17

July 20, 2018

The Board of Directors (the "Board") of Fort Bend County Levee Improvement District No. 17 (the "District") met in regular session, open to the public, on the 20th day of July, 2018, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

David W. Gornet	President
NG Fook (Francis) Ming	Vice President/ Assistant Secretary
Vibhor Mehrotra	Secretary/ Assistant Vice President

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

Also present at the meeting were Jeff Perry and Ross Autrey of Levee Management Services, LLC ("LMS"); Chris LeBlanc of LJA Engineering, Inc. ("LJA"); Anna Salazar Duarte of Tax Tech, Inc.; Christina Perry of Myrtle Cruz, Inc.; Julie Peak and Christine Crotwell of Masterson Advisors LLC; Tony Joubert of Sterling Association Services, Inc.; Ryan Evans of Yellowstone Landscape - Central, Inc.; and Whitney V. Higgins and Nikole Cales of Allen Boone Humphries Robinson LLP ("ABHR").

APPROVE SWORN STATEMENT AND OATH OF OFFICE

Ms. Higgins reported Fort Bend County Commissioners Court re-appointed David W. Gornet and NG Fook (Francis) Ming on July 3, 2018, to serve as Directors of the District for a four-year term ending July 9, 2022. The Board reviewed the Sworn Statement and Oath of Office for David W. Gornet and NG Fook (Francis) Ming. Following review and discussion, Director Ming moved to approve the Sworn Statement and Oath of Office for David W. Gornet and NG Fook (Francis) Ming and direct that the documents be filed appropriately and retained in the District's official records. Director Gornet seconded the motion, which carried unanimously.

REORGANIZE THE BOARD OF DIRECTORS

The Board considered reorganizing the Board of Directors and determined to maintain the same positions, which are as follows:

David W. Gornet	President
NG Fook (Francis) Ming	Vice President/ Assistant Secretary
Vibhor Mehrotra	Secretary/ Assistant Vice President

Upon a motion made by Director Gornet and seconded by Director Ming, the Board of Directors voted unanimously to organize the Board as listed above.

DISTRICT REGISTRATION FORM

The Board considered approving the District Registration Form, updated to reflect the new terms of Directors Gornet and Ming. After review and discussion, Director Gornet moved to authorize the execution of the District Registration Form and direct that the Registration Form be filed appropriately and retained in the District's official records. Director Ming seconded the motion, which passed unanimously.

CONSENT AGENDA

Director Gornet offered Board members and consultants the opportunity to remove items from the consent agenda for individual discussion. The Board concurred to remove item numbers 2.g., 2.h., 2.j. and 2.m. from the consent agenda for discussion. Director Ming then moved to approve the items on the consent agenda, with the exception of 2.g., 2.h., 2.j. and 2.m., including the June 14, 2018, regular meeting minutes; and approve the List of Local Government Officers. Director Gornet seconded the motion, which passed by unanimous vote. Copies of all of the documents approved as part of the consent agenda are attached or filed appropriately in the District's records.

ITEMS REMOVED FROM CONSENT AGENDA

MAINTENANCE OF THE WETLAND SHELVES AND MOWING OF DISTRICT FACILITIES BY YELLOWSTONE LANDSCAPE

The Board reviewed the maintenance and mowing report, a copy of which is attached. Mr. Evans discussed resident complaints regarding trees and tree roots encroaching on their property. He stated Yellowstone surveyed the area and recommends removing at least two live oak trees and replacing them with two holly shrubs in the amount of \$1,720. Mr. Evans stated Yellowstone could apply a root barrier instead of removing the trees, but noted this option would be temporary and maintenance would be an ongoing issue since the trees would continue to grow. Discussion ensued regarding removing the two oak trees on the other side and replacing those with holly shrubs as well. After review and discussion, Director Gornet moved to approve the maintenance and mowing report; and authorize Yellowstone to remove the oak trees and replace with four holly shrubs in the amount of \$2,540. Director Ming seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. LeBlanc reviewed the engineer's report, a copy of which is attached, and updated the Board on the status of construction projects.

Mr. LeBlanc requested authorization to reimburse Ridgewood in the amount of \$1,577.34 for June irrigation repairs.

After review and discussion, Director Gornet moved to (1) approve the engineer's report; and (2) approve reimbursement to Ridgewood in the amount of \$1,577.34 for June irrigation repairs. Director Ming seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES, BILLINGS, REPAIRS AND MAINTENANCE, INCLUDING REPAIRS AND MAINTENANCE TO THE DISTRICT'S SYSTEM

Mr. Perry reviewed a report regarding maintenance and facility repairs performed during the previous month, a copy of which is attached. He stated marker no. 1, which was previously reinstalled after the initial marker was washed away by erosion from the Brazos River, has now been washed away as well. Mr. Perry stated the new marker was placed 30 feet from the Brazos River bank in April of 2018. He stated LMS will install another marker 38 feet from the new bank and continue to monitor the erosion and update the Board.

Mr. Perry stated a resident expressed concern over a damaged sidewalk near the bridge. He reported LMS performed a temporary repair and will determine if additional repairs are necessary.

After review and discussion, Director Ming moved to approve the operator's report. Director Gornet seconded the motion, which passed unanimously.

ATTORNEY'S REPORT

Ms. Higgins discussed an inquiry from the *Houston Chronicle* and requested the Board determine how to respond. She noted ABHR has already pulled any documents that would be considered responsive under the Texas Public Information Act ("TPIA"), but the Board will need to make a determination regarding answering any questions posed to the District. After review and discussion, the Board directed ABHR to respond with the responsive documents, but decline to answer any questions not considered to be requests under the TPIA.

PARK MAINTENANCE

The Board reviewed the July memorandum from the TCA, a copy of which is attached. After review and discussion, Director Gornet moved to: (1) approve item no. 1 for brick restoration on various panels in Telfair in the amount of \$1,100; (2) approve item no. 2 in the amount of \$3,400 to repair the brick fence located at 7606 Sheffield Court on District property; (3) approve item no. 3 in the amount of \$3,180 to replace 11 damaged landscape lights; (4) approve item no. 4 in the amount of \$1,149, to repair and repaint wrought iron fencing located at McAllister Avenue and Meadowcroft Avenue; (5) reimburse the TCA for washing and painting of the gazebo at the 900 block of Weldon Park Drive in the amount of \$3,500; (6) reimburse the TCA for the washing and treatment of concrete structures in the amount of \$950; (7) defer reimbursement of playground inspections; and (8) reimburse the TCA for replacement of three transformers at Telfair Boulevard and University Avenue in the amount of \$1,380. Director Ming seconded the motion, which passed unanimously.

DISCUSS CAPITAL IMPROVEMENT PLAN

The Board discussed the capital improvement plan dated May 8, 2018 ("CIP"), prioritization of projects and financing of the same. A copy of the CIP is attached. The Board then reviewed a summary of costs detailing outstanding reimbursements due to the developer for park projects, a copy of which is attached.

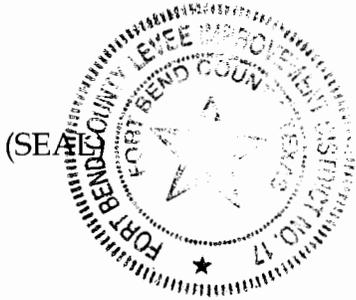
Ms. Peak and Ms. Crotwell then presented and reviewed a cash flow analysis and discussed the District's current fund balance, bond issuance authorization, projected tax rate and its impact to the budget and the various projects noted in the capital improvement plan. A copy of the analysis is attached. Ms. Crotwell noted the District has \$3,145,000 in authorized but unissued park bonds and currently has the ability to issue \$2,400,000 in park bonds based on the District's current taxable value. Discussion ensued regarding maintaining an adequate operating fund balance in case of an emergency.

Discussion ensued regarding the use of gator pumps as opposed to a permanent pump or utilizing small emergency pumps. Mr. Perry stated gator pumps can be purchased and installed for approximately \$18,000 each. He stated the cost to operate the pumps during an event is approximately \$20,000 per week.

The Board discussed prioritizing projects detailed in the CIP. Director Gornet requested LJA provide a proposal to LIDAR map the District and the Board determined this project is high priority. After review and discussion, Director Ming moved that the following projects are of highest priority and authorized the District's engineer to begin preparing plans, specifications and cost estimates for: (1) sluice gates at pump station No. 1; (2) sluice gates at pump station No. 2; (3) flap gate installation at Bullhead Bayou;

and (4) slide gate at the pump station weir wall. Director Gornet seconded the motion, which passed unanimously.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.




Secretary, Board of Directors

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