

MINUTES
FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 17

September 12, 2019

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 12th day of September, 2019, 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 Julie Peak of Masterson Advisors LLC; Jeff Perry of Levee Management Services, LLC ("LMS"); Jason Kelly of LJA Engineering, Inc. ("LJA"); Kristy Hebert of Tax Tech, Inc.; Christina Perry of Myrtle Cruz, Inc.; Brad Koehl of Yellowstone Landscape - Central, Inc. ("Yellowstone"); Tony Joubert of the Telfair Community Association ("TCA"); Jorge Alba of City of Sugar Land ("City"); Srimi Chittaluru, member of the public and TCA Board of Directors; and Lynne B. Humphries and Nikole Cales of Allen Boone Humphries Robinson LLP ("ABHR").

MINUTES

The Board reviewed the minutes of the August 8, 2019, regular meeting. After review and discussion, Director Ming moved to approve the minutes of the August 8, 2019, regular meeting as submitted. Director Gornet seconded the motion, which passed unanimously.

PUBLIC COMMENTS

Mr. Chittaluru thanked the Board for installing public drinking water fountains throughout the District.

Mr. Chittaluru inquired if the District would consider installing lighting on the walking trails around the District's lakes. Discussion ensued and the Board concurred not to install additional lighting around the walking trails.

Mr. Chittaluru stated the TCA is considering holding a laser light show community event around the holidays and inquired if the District would contribute funds towards the public event. Discussion ensued. Mr. Chittaluru stated the TCA also would like to replant wildflowers and asked if the Board would consider contributing

towards the planting. It was noted the proposal from the TCA would be discussed under parks matters.

UPDATE ON WEBSITE AND APPROVE POSTINGS

Director Gornet discussed a request from Commissioner DeMerchant's office to post a link and QR code on the District's website. The Board reviewed the content associated with the link and QR code. The Board concurred to authorize Director Gornet to review the content and post the information he deemed appropriate. The Board requested ABHR post notice the 2019 after action.

PHASE II MS4 STORM WATER MANAGEMENT PLAN ("SWMP") IMPLEMENTATION

There was no discussion regarding this item.

LAKE MAINTENANCE BY LAKE MANAGEMENT SERVICES, L.P. ("LAKE MANAGEMENT")

The Board discussed the status of emails from Lake Management, noting no action was necessary.

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

Mr. Koehl presented and reviewed the maintenance and mowing report, a copy of which is attached. Mr. Koehl discussed tree maintenance in the District. After review and discussion, Director Ming moved to approve the maintenance and mowing report. Director Gornet seconded the motion, which passed unanimously.

ENGINEERING MATTERS

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

Mr. Kelly recommended the Board approve irrigation repairs totaling \$2,025.54 and a 6" mainline repair in the amount of \$866.82, for the month of August, which were completed by Ridgewood per the District's agreement.

Mr. Kelly updated the Board regarding Commissioner DeMerchant's recent levee district director meeting, which included information about the new Federal Emergency Management Agency's Risk Rating 2.0.

Mr. Kelly stated the City is considering including levee improvement districts in its boundaries in its Hazard Mitigation Plan. He stated the City requested the Board

designate a representative to act as the point of contact and attend meetings on behalf of the District. The Board designated Mr. Kelly as the District's representative.

Mr. Kelly presented and reviewed an updated Capital Improvement Plan ("CIP") and stated the University of Houston ("UH") would like to include the CIP as an exhibit to the new agreement with the District. After review and discussion, Director Gornet approved the CIP and authorized the CIP to be utilized as an exhibit to the UH agreement, when finalized. Director Ming seconded the motion, which passed unanimously.

Mr. Kelly updated the Board on the status of the two-dimensional drainage analysis and stated LJA is preparing the final memorandum.

Mr. Kelly stated the LJA is currently working on plans for the weir wall diversion project.

Discussion ensued regarding the North pump station upgrades including the installation of the vertical turbine pumps and building expansion to accommodate emergency personnel during emergency events. Discussion ensued regarding reconfiguring access to the pump station. The Board requested Mr. Kelly coordinate with UH regarding its proposed construction plans and the possibility of providing an alternate access route to the pump station in connection with UH's expansion plan.

Mr. Kelly reviewed the updated Emergency Action Plan ("EAP") and requested authorization to submit the EAP to the City. Director Gornet requested language be added to the EAP that details the District's actions in anticipation of a freeze event. After review and discussion, Director Gornet moved to approve the updated EAP, as amended and authorized its submittal to the City. Director Ming seconded the motion, which passed unanimously.

Mr. Kelly recommended approval of a proposal for a geotechnical analysis from HTS, Inc. in the amount of \$5,612. After review and discussion, Director Gornet moved to approve the proposal. Director Ming seconded the motion, which passed unanimously.

Mr. Kelly presented and reviewed a proposal from LJA to prepare the District's next bond application in the amount of \$40,000. After review and discussion, Director Gornet moved to approve the LJA proposal. Director Ming seconded the motion, which passed unanimously.

After review and discussion, Director Gornet moved to (i) approve the engineer's report; and (ii) approve irrigation repairs totaling \$2,025.54 and a 6" mainline repair in the amount of \$866.82, for the month of August, which were completed by Ridgewood per the District's agreement. Director Ming seconded the motion, which passed unanimously.

PARK MAINTENANCE

Ms. Peak discussed the preparation of a parks bond application. She stated the District's assessed taxable value is \$1,937,159,000 which would allow for a bond application on the approximate amount of \$3,380,000.

Mr. Kelly updated the Board regarding the installation of the drinking water fountains and recommended approval of Pay Estimate No. 1 in the amount of \$4,320 to Division III + Constructors, Inc. After review and discussion, Director Gornet moved to approve Pay Estimate No. 1. Director Ming seconded the motion, which passed unanimously.

The Board then reviewed the TCA memorandum for the month of September.

The Board discussed the TCA's request to contribute funds towards the holiday laser lights show. Ms. Humphries stated the Board may expend funds related to its recreational facilities. Discussion ensued regarding various options and the costs associated with each. Discussion ensued regarding reaching out to the City for funding as well since the event is within the City and open to the public. After review and discussion, Director Gornet moved to approve a contribution of \$10,000 to the TCA for the event, subject to the receipt of an executed agreement from the TCA. Director Ming seconded the motion, which passed unanimously.

The Board reviewed the proposal from the TCA for wildflower planting in the amount of \$18,688. After review and discussion, Director Ming moved to approve the proposal for wildflower planting in the amount of \$18,688. Director Gornet seconded the motion, which passed unanimously.

The Board reviewed a proposal from Ridgewood for installation of irrigation near the District's lake in the amount of \$1,684.80. After review and discussion, Director Ming moved to approve a proposal from Ridgewood for installation of irrigation near the District's lake in the amount of \$1,684.80. Director Gornet seconded the motion, which passed unanimously.

After discussion of the fences and determining the District has not funded any of the fences, the Board instructed the District's bookkeeper to void the check being held for fence repairs issued last month.

After review and discussion, Director Gornet moved to approve the following items from the September TCA memorandum: (i) decline approval for the damaged fence repair at 1502 Calendonia Trail in the amount of \$15,502.43; (ii) decline approval for the damaged fence repair at 2307 Genesta Path in the amount of \$1,488.56; (iii) approve the proposal to repair damaged common area brick sidewalks at Telfair and Chatham Avenues in the amount of \$900; (iv) approve the repair of damaged lights at University bridge near Chatham Park in the amount of \$2,739.89; (v) decline approval

for the damaged fence repair at 818 Delford Way in the amount of \$1,300; (vi) decline approval for the damaged fence repair at the corner of Harmony Avenue and Telfair Avenue in the amount of \$1,025; (vii) approve the proposal from Marquee Prop Services in the amount of \$15,616.50 to pressure wash various areas as detailed in the memorandum; (viii) approve the delta from the initial proposal for pressure washing services approved in August and not presented in the amount of \$325; and (iv) decline reimbursement for the installation of temporary wood fencing at 2226 Ascot Lane in the amount of \$397 and 2403 Genesta Path in the amount of \$397. Director Ming seconded the motion, which passed unanimously.

The Board requested Mr. Kelly present pricing for sidewalk replacement next month.

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 months, a copy of which is attached.

Mr. Perry updated the Board regarding the Brazos River erosion and stated three more markers eroded. He stated new pins were installed and will continue to be monitored. Mr. Perry noted the pins were those closest to the Highway 59 bridge.

Mr. Perry stated Fort Bend County Drainage District is continuing the Ditch H sloughing repairs.

Director Gornet discussed a resident complaint regarding light installation and roach treatment at a park near their home. After discussion, the Board declined to install additional lighting or treat for roaches in the public park. Director Gornet stated he will inform the resident of the Board's decision.

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

DISCUSS NATIONAL ASSOCIATION OF FLOOD AND STORMWATER MANAGEMENT AGENCIES ("NAFSMA") CONFERENCE, APPROVE REIMBURSEMENT OF ELIGIBLE EXPENSES, AND AUTHORIZE ATTENDANCE AT 2020 CONFERENCE

The Board discussed the summer NAFSMA conference. Ms. Perry confirmed expenses were submitted in accordance with the District's Travel Reimbursement Guidelines. After review and discussion, Director Gornet moved to (1) approve reimbursement of eligible expenses from the summer NAFSMA conference; and (2) authorize any interested directors to attend the 2020 NAFSMA conference. Director Ming seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS, INCLUDING PAYMENT OF THE BILLS, REVIEW OF INVESTMENTS, BUDGET COMPARISON, AND BUDGET FOR FISCAL YEAR END DECEMBER 31, 2020

Ms. Perry reviewed the bookkeeper's report, including payment of bills, and review of investments, copies of which are attached. Following review and discussion, Director Gornet moved to approve the bookkeeper's report, including payment of the bills. Director Ming seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS, INCLUDING DELINQUENT TAX COLLECTIONS, INSTALLMENT AGREEMENTS, AND PAYMENT OF TAX BILLS

Ms. Hebert presented and reviewed the tax assessor/collector's report for September, 2019, and the bills for payment from the tax account, a copy of which is attached. She stated 99.45% of the District's 2018 taxes have been collected to date. After review and discussion, Director Gornet moved to approve the tax assessor/collector's report and payment of the tax bills. Director Ming seconded the motion, which passed by unanimous vote.

CONDUCT PUBLIC HEARING REGARDING DISTRICT'S 2019 TAX RATE, ADOPT ORDER LEVYING TAXES AND AUTHORIZE EXECUTION OF AMENDMENT TO INFORMATION

Ms. Hebert stated Tax Tech Inc. published the required Notice of Public Hearing stating the District anticipates levying a \$0.56 tax rate at this meeting.

Director Gornet then opened the public hearing. No members of the public addressed the Board. Director Gornet closed the public hearing.

Ms. Humphries presented to the Board an Order Levying Taxes for a \$0.56 tax rate, with \$0.25 allocated for debt service and \$0.31 allocated for maintenance and operations expenditures. Ms. Humphries also presented an Amendment to Information Form reflecting the newly adopted tax rate.

After review and discussion, Director Gornet moved to adopt the Order Levying Taxes as presented and authorize execution of the Amendment to Information Form, and direct that the Order and Amendment be filed appropriately and retained in the District's official records. Director Ming seconded the motion, which passed unanimously. The Board confirmed its intention that the 2019 tax levy includes maintenance and operations and debt service components for the fiscal year ending December 31, 2020.

ATTORNEY'S REPORT

RESTATED AND AMENDED COST SHARING AGREEMENT WITH UNIVERSITY OF HOUSTON TO FINANCE IMPROVEMENTS TO DRAINAGE SYSTEM

Ms. Humphries stated UH is reviewing the draft Restated and Amended Cost Sharing Agreement.

REPORTS FROM DIRECTORS AND DISTRICT CONSULTANTS REGARDING EVENTS AND ACTIVITIES ATTENDED DURING THE MONTH, AND SCHEDULE FOR NEXT MEETING

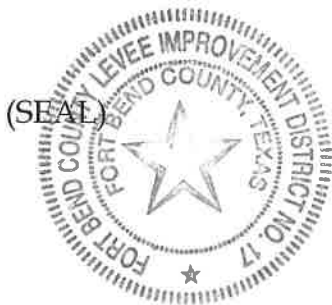
Director Gornet discussed the water fountain walk through and Fort Bend County Precinct No. 4 matters.

The Board discussed the date and time for the October meeting and concurred to meet on October 10, 2019, at 11:30 a.m., the regular meeting date and time, at ABHR.

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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