

THE STATE OF TEXAS §
COUNTY OF FORT BEND §
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 47 §

Jerome Cogan	President
Glenn Murray	Vice President
Lauren Svatek	Secretary
Robert "Jeff" Ford	Director
Lynette Salmon	Director

WHEREUPON, the meeting was called to order and evidence was presented that public notice of the meeting had been given in compliance with the law. The posted notices of the meeting are attached hereto.

Mr. Polley then declared the public hearing open for discussion of the District's proposed tax rate for 2018. No members of the public were present to make comment. The public hearing was then adjourned.

Mr. Polley next presented for the Board's approval, an Order Setting Rate and Levying

Tax for 2018 (the "Order") reflecting the levy of a debt service tax rate of \$0.598 per \$100 of assessed valuation and an operations and maintenance tax rate of \$0.325 per \$100 of assessed valuation, for a total 2018 tax rate of \$0.923 per \$100 of assessed valuation. A copy of the Order is attached hereto.

Upon motion by Director Ford, seconded by Director Salmon, after full discussion and the question being put to the Board, the Board voted unanimously to adopt the Order, thereby levying a debt service tax rate of \$0.598 per \$100 of assessed valuation and an operations and maintenance tax rate of \$0.325 per \$100 of assessed valuation, for a total 2018 tax rate of \$0.923 per \$100 of assessed valuation.

AUTHORIZE AND APPROVE EXECUTION AND FILING OF AMENDED DISTRICT INFORMATION FORM

Mr. Polley then explained that pursuant to Section 49.455 of the Texas Water Code, as amended, the District is required to amend its District Information Form any time information about the District is revised or updated, including when the District adopts its new tax rate. Upon motion by Director Salmon, seconded by Director Cogan, after full discussion and the question being put to the Board, the Board voted unanimously to authorize the execution of the Amendment to District Information Form, and to authorize RBAP to file such amendment in the Fort Bend County Real Property Records and with the Texas Commission on Environmental Quality, as required by law.

APPROVAL OF THE MINUTES

Mr. Polley presented the minutes of the regular meeting of August 15, 2018 and the certified agenda of the executive session of August 15, 2018 to the Board for approval. Upon motion by Director Cogan, seconded by Director Salmon, after full discussion and the question being put to the Board, the Board voted unanimously to approve the minutes and the certified agenda of the executive session of August 15, 2018, as written.

DEVELOPER'S REPORT

Mr. Polley explained that Mr. Glunt would be arriving later in the meeting, and that Mr. Glunt had provided an update prior to the meeting. Mr. Polley then reviewed Mr. Glunt's report with the Board, a copy of which is attached hereto. Mr. Polley next reported the residents that back up to the drainage ditch in Olympia Estates, Section 9 have been asking when the drainage ditch will be improved. Mr. Polley explained that Mr. Glunt informed the residents in May or June that the work would begin immediately, but the work has not yet begun. Mr. Polley further explained that Mr. Glunt is requesting that the District send letters to the residents explaining why the work has not yet begun and the schedule for the drainage ditch improvements.

Regarding the Enclave at Lake Shore Harbour, Mr. Swindell reported that the developer will need to grade the lots to allow drainage to the front. Mr. Swindell further reported that the developer is requesting an encroachment to transition the fill onto the drainage channel. Mr. Swindell explained that the encroachment will not have an effect on the District and would

allow the developer to avoid building a retaining wall. Director Svatek stated she would like to walk the area to determine if any trees will need to be removed. Mr. Polley asked what the timeline is for approval of the encroachment. Mr. Swindell stated that Fort Bend County Municipal Utility District No. 48 has given preliminary approval and it will be at least another month before the developer is ready. Mr. Polley stated that the Board can make a decision at the October Board meeting.

DISTRICT WEBSITE

Mr. Polley reported that the District website is live. Director Salmon asked that the District's Rate Order be placed on the District website. Discussion ensued regarding various pictures on the District website. Mr. Polley stated he would leave an item on the agenda for the October Board meeting in case any other website items needed to be discussed.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Arellano presented the Tax Assessor/Collector's Report for the month of August, a copy of which is attached hereto. Ms. Arellano reported that the District has collected 99.525% of its 2017 taxes to date. Upon motion by Director Cogan, seconded by Director Ford, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Tax Assessor/Collector's Report, including payment of the checks reflected therein.

BOOKKEEPER'S REPORT

Ms. Buckner presented the Bookkeeper's Report, a copy of which is attached hereto. Ms. Buckner reviewed the District's current fund balances, expenditures, and investments, as well as the District's year-to-date revenues and expenditures. Ms. Buckner also presented a budget amendment to include the 2018 tax rate. Upon motion by Director Cogan, seconded by Director Salmon, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Bookkeeper's Report, the investment report, authorize payment of checks reflected therein and adopt the amended budget to reflect the 2018 tax rate.

ENGINEER'S REPORT

Mr. Swindell presented the Engineer's Report, a copy of which is attached hereto. Mr. Swindell reported that he received Pay Estimate No. 4, in the amount of \$44,478.40, from Gonzalez Construction Enterprise, Inc., for the construction of water, sanitary and drainage facilities in the Enclave at Lakeshore Harbour.

Mr. Swindell next reported the topographic survey of the maintenance berm along the detention channel behind Cumberland Drive and Truesdale Drive was completed. Mr. Swindell stated the east and west banks of the channel are almost level and slope away from the channel. Mr. Swindell explained the rehabilitation will primarily consist of cutting soil and sidewalk restoration. Mr. Swindell then stated he will coordinate with the District's landscape architect to attempt to have this project added to the District's Trail Project.

Mr. Glunt entered the meeting at this time.

Mr. Swindell then reported he is continuing to work on the District's Capital Improvement Plan ("CIP"). Mr. Swindell stated he is waiting on information from Missouri City's CIP to include in the District's CIP.

Mr. Swindell next reported that there is an area drain coming from a home on Yankee Court that will require an encroachment agreement if the District decides to allow the resident to keep the drain. Mr. Swindell stated it is a patio drain that drains standing water from the resident's yard. Mr. Polley asked if the resident could drain into the backslope swale. Mr. Swindell stated that there is not sufficient elevation to drain into the backslope swale. Director Salmon stated she would like the drain removed and have the resident informed on how to drain her yard correctly.

Upon motion by Director Salmon, seconded by Director Ford, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Engineer's Report, approve Pay Estimate No. 4, in the amount of \$44,478.40, from Gonzalez Construction Enterprise, Inc., for the construction of water, sanitary and drainage facilities in the Enclave at Lakeshore Harbour, and to deny the drain encroachment for the resident on Yankee Court.

CONTRACT WITH SEABACK MAINTENANCE ("SEABACK"), AND TAKE ANY NECESSARY ACTIONS ON SAME

Director Svatek stated that Seaback has not been providing the District with a sufficient level of service and she asked Stuckey's to provide a proposal for ditch maintenance. Mr. Stuckey then reviewed his proposal with the Board, a copy of which is attached hereto. Mr. Stuckey stated the District's ditches would need initial maintenance, which would consist of mowing overgrown areas and two (2) applications of herbicide to get the weeds under control, at a cost \$10,415. Mr. Stuckey then stated the cost for monthly mowing of 20.03 acres of the District's ditches would cost \$49,138.55 per year, and includes mowing, seeding, fertilization, aeration, herbicide and monthly inspections. Discussion ensued regarding ditch maintenance.

Upon motion by Director Cogan, seconded by Director Ford, after full discussion and the question being put to the Board, the Board voted unanimously to terminate the contract with Seaback for ditch maintenance.

PROPOSAL FROM STUCKEY'S CONTRACT SERVICES, LP FOR DITCH MAINTENANCE, AND TAKE ANY NECESSARY ACTIONS ON SAME

Upon motion by Director Svatek, seconded by Director Ford, after full discussion and the question being put to the Board, the Board voted unanimously to approve the proposal from Stuckey's for ditch maintenance, subject to receipt and review of the contract by RBAP and final approval by Director Svatek.

ADDITIONAL PEST CONTROL SERVICES

Mr. Polley reported that Marathon Pest Control has asked if the District would like any additional mosquito spraying or larvaciding because there have been reports of West Nile Virus in the news lately. Mr. Polley stated that an additional spray can be added each week for \$400 a

week, or larvacide can be applied to the drainage inlets and ditches for \$180 per application. Upon motion by Director Cogan, seconded by Director Ford, after full discussion and the question being put to the Board, the Board voted unanimously to approve application of larvacide to the District's ditches once in September and once in October, for a cost of \$180 per application.

OPERATOR'S REPORT

Mr. Bellamy presented the Operator's Report, a copy of which is attached hereto. Mr. Bellamy noted the District currently serves 688 active connections and 113 District residents have registered to receive priority messaging updates. Mr. Bellamy also reported on the various repairs and maintenance/action items completed within the District during the month. Mr. Bellamy further reported that 41 accounts were terminated due to non-payment.

Mr. Bellamy next reviewed the results of the fire hydrant survey with the Board, a copy of which is attached hereto. Mr. Bellamy recommended the repairs listed in the report along with the replacement of any missing reflectors. Mr. Bellamy stated that he does not recommend painting at this time, as the fire hydrants were repainted last year. Upon motion by Director Salmon, seconded by Director Cogan, after full discussion and the question being put to the Board, the Board voted unanimously to authorize the fire hydrant repairs and replacement of the missing reflectors, as listed in the fire hydrant survey report.

Mr. Bellamy next reported that MDS inspected the irrigation system at Hightower High School ("Hightower"). Mr. Bellamy stated that Hightower has a water well that was used for irrigation that no longer works. Mr. Bellamy further stated that Hightower has been using a fire hydrant meter to irrigate their sports fields, which has resulted in the high water usage. Mr. Swindell recommended a more comprehensive inspection to ensure that nothing is cross connected.

Upon motion by Director Salmon, seconded by Director Cogan, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Operator's Report and authorize MDS to terminate service to the delinquent accounts listed in the report in accordance with the provisions of the District's Rate Order.

DEVELOPER'S REPORT, CONTINUED

Mr. Polley then asked Mr. Glunt to provide more detail on his request for a letter from the District to Olympia Estates, Section 9 residents on the status of the drainage ditch improvements. Mr. Glunt explained that there has been erosion underneath the fence lines of the homes that back up to the ditch on the south side, and he would like a letter sent from the District to the residents regarding the status of the ditch and erosion repair. Mr. Polley stated he was not aware of any erosion issues on the south side of the maintenance berm. Mr. Swindell stated he would need to inspect the area to determine if the erosion issues were the responsibility of the District. Mr. Polley stated he can have a draft letter prepared for the October Board meeting after Mr. Swindell has had a chance to inspect the area.

POST-ISSUANCE DEBT COMPLIANCE POLICY CHECKLIST ("PICP CHECKLIST")

Mr. Polley reviewed the PICP checklist with the Board and presented it for review and approval, a copy of which is attached hereto. Upon motion by Director Cogan, seconded by Director Ford, after full discussion and the question being put to the Board, the Board voted unanimously to approve the PICP checklist.

ATTORNEY'S REPORT

Mr. Polley next reported that he received a notice from Missouri City regarding an increase in Missouri City's Groundwater Reduction Plan ("GRP") fee, from \$1.65 per 1,000 gallons to \$1.72 per 1,000 gallons, to be effective October 1, 2018, or with the first meter reading which includes only October 1, 2018 or later. Mr. Polley stated that the Board will need to decide if the GRP fee will be passed through to the District's customers. Upon motion by Director Cogan, seconded by Director Ford, after full discussion and the question being put to the Board, the Board voted unanimously to approve the pass-through of the increased GRP fee to District residents.

UPDATE ON RECREATIONAL FACILITIES

Mr. Polley then reported that Mr. Casey Collins has left Kudela & Weinheimer ("K&W"), the District's landscape architect. Mr. Polley stated that Mr. Collins is now working with Halff Associates ("Halff"), and that the District can either stay with K&W or engage Mr. Collins at Halff if they would prefer. Director Svatek stated she would like to engage Halff and continue to work with Mr. Collins. Director Cogan stated that Mr. Collins is already familiar with the District and the Trail Project. Director Cogan then asked if there would be any difference in pricing to move to Halff. Mr. Polley stated that he does not know any pricing information, but he can request a proposal from Halff.

Mr. Bellamy then reported that MDS will be starting to repair the crack in the jogging trail today. Mr. Bellamy noted that they will not be coating the jogging trail at this time. Mr. Polley stated he will send Fort Bend County a letter about the jogging trail maintenance and the trail coating.

Mr. Polley next reported that the final offer letter for the 8.463-acre pond tract was sent last week and no response has been received.

SUPPLEMENTAL NOTICE OF PUBLIC MEETING

Mr. Polley then reviewed the Supplemental Agenda regarding the District's upcoming November 6, 2018 Director's election, a copy of which is attached hereto.

ADOPT ORDER DECLARING UNOPPOSED CANDIDATES ELECTED TO OFFICE AND CANCELING ELECTION (THE "ELECTION ORDER")

Mr. Polley reported the deadline for filing candidate applications was August 20, 2018, and no candidate applications had been received from anyone other than the three (3) incumbent

Directors. Mr. Polley explained that pursuant to Section 2.053 of the Texas Election Code, as amended, the Board has the authority to declare the unopposed candidates elected to office and cancel the November 6, 2018 election and that RBAP prepared the Election Order in order to do so. Upon motion by Director Salmon, seconded by Director Cogan, after full discussion and the question being put to the Board, the Board voted unanimously to adopt the Election Order, a copy of which is attached hereto.

MISCELLANEOUS MATTERS

Mr. Polley then reported the next regular meeting would be held on Wednesday, October 17, 2018, at 12:15 p.m. at 2929 Allen Parkway, Suite 3450, Houston, Texas, 77019. There being no further business to come before the Board, the meeting was adjourned.

PASSED, APPROVED AND ADOPTED this 17th day of October, 2018.




Secretary, Board of Directors