

MINUTES
FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 10

March 8, 2024

The Board of Directors (the "Board") of Fort Bend County Levee Improvement District No. 10 (the "District"), met in special session, open to the public, on the 8th day of March 2024, outside of the RiverPark Subdivision Recreation Center, 5875 Summit Creek Dr., Sugar Land, Texas, inside the boundaries of the District, and the roll was called of the members of the Board:

Ike Akinwande	President
Sibu Varghese	Vice President
Polee Love	Secretary
Johnny J. Cantu	Assistant Vice President
Nico Calgulada	Assistant Secretary

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

Also attending the meeting were Jacob Clark, Michael Rusk, and Shanna O'Hara of LJA Engineering, Inc. ("LJA"); Albert Ramirez of Lake Management Services, LP ("LMS"); and Angie Lutz of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Director Akinwande offered any members of the public attending the meeting the opportunity to make public comments. There being no members of the public wishing to address the Board, Director Akinwande moved to the next agenda item.

ENGINEERING MATTERS

Mr. Rusk updated the Board regarding the status of the Park at the Levee (Enclave). He stated there are new concerns from the City of Sugar Land ("COSL") regarding the ownership of the splash pad. He stated the COSL is requesting there be a resolution regarding the ownership of the splash pad prior to the District beginning the Park at the Levee (Enclave) project.

Mr. Rusk updated the Board regarding the status of the Overlook Trail Extension project.

PARK AND RECREATIONAL FACILITIES

Ms. Lutz reviewed the park maintenance report prepared by Park Rangers, a copy of which is attached, and updated the Board regarding the maintenance of park and recreational facilities in the District.

Ms. Lutz updated the Board on the replacement of trees along the Grand Parkway. She stated Park Rangers has reported that the planting of trees along the Grand Parkway feeder is complete. She also reviewed photographs of trees taken by Park Rangers along the Grand Parkway that were requested to potentially be replaced but it needs to be determined which trees are on District property. Mr. Rusk requested more information on the location of the trees but noted in his cursory review most of the trees appeared not to be on District property.

Ms. Lutz reminded the Board of previous discussions with Park Rangers regarding the wood post bases connected to numerous pergolas in the playground area that are damaged and need to be replaced. She stated she will reach out to the RiverPark Property Owner's Association ("River Park POA") to inquire whether they would like to pay for three of the four pergola posts that need to be replaced.

Ms. Lutz reported that Michael Murr of Park Rangers inquired about the ownership of a park on Richland Spring Lane in which a resident called inquiring as to who maintains this park. Following discussion, Mr. Rusk informed the Board that the RiverPark POA owns the park.

Ms. Lutz informed the Board that Mr. Murr reported the current deck at the zip line has begun to rust and is a safety hazard. She added that the park maintenance report prepared by Park Rangers requests the Board approve the purchase of a new zip line deck in the amount of \$3,200.00. Director Cantu moved to approve the purchase of a new zip line deck and Director Love seconded the motion. After discussion, the Board deferred action on the proposal until the Board inspected the park equipment.

Ms. Lutz informed the Board that Park Rangers is currently looking into the cost benefit of replacing or repainting the fence at Thistle Rock Park. She informed the Board that Park Rangers advised that the fence has already been re-painted twice.

OPERATION OF DISTRICT FACILITIES

There was no discussion regarding this agenda item.

LANDSCAPING MATTERS

Director Cantu requested ABHR notify Houston Landscapes Unlimited, Inc. ("HLU") to remove all leaves from the parks when HLU has completed its scheduled maintenance.

Director Cantu also requested someone reach out to the Fort Bend County Toll Road Authority ("FBCTRA") to request the repair of damaged curbs after motor vehicle accidents. Ms. Lutz stated she would send communication to the appropriate point of contact at the FBCTRA and Director Cantu stated he would provide specific locations for the curbs that need repair.

UPDATE FROM CIA SERVICES

The Board discussed the retirement of certain CIA Services representatives and requested ABHR contact CIA Services to advise of the new representatives.

Ms. Lutz informed the Board that the RiverPark POA/CIA Services 91) are requiring the District to pay a deposit and fee to reserve the RiverPark Clubhouse and (2) that each reservation requires delivery of a printed and signed contract to the RiverPark Clubhouse staff (Crickett L.).

OPERATION OF DISTRICT FACILITIES, CONTINUED

Mr. Ramirez reviewed and presented a proposal in the amount of \$3,500.00 for a new well meter in Lake 1. He stated that the well meter was not registering water usage and needed to be replaced.

Mr. Ramirez next discussed the Enclave North Fountain with the Board. He stated recently the fountain was pulled as it was tripping the ground fault circuit interrupter instantly. Mr. Ramirez reviewed and presented two proposals with the Board for consideration: (1) procure a new 3HP 230V 1PH Otterbine Genesis fountain which would include a 5-year warranty in the amount of \$14,655.81; or (2) procure a new power unit which would include a 2-year warranty in the amount of \$5,162.80. He recommended the Board move forward with the proposal for a new power unit. Director Varghese inquired if LMS utilizes a checklist when inspecting fountains in the District and requested a copy of said checklist be provided to the Board. Mr. Ramirez stated he would include the checklist in his monthly report. Director Love inquired about the District contracting directly with LMS for needed repairs or with the vendor handling the repairs.

Following review and discussion, Director Varghese moved to approve the proposal in the amount of \$5,162.80, as presented. Director Cantu seconded the motion which passed by a vote of 3-1, with Director Love voting against.

ENGINEERING MATTERS, CONTINUED

Mr. Clark provided an additional update to the Board on the Park at the Levee (Enclave) project. He stated that the COSL is awaiting the finalization of an agreement between the RiverPark POA and the COSL for the land swap before the COSL will begin reviewing LJA's plan resubmittal for the project. He requested approval from the Board to extend the public bidding for this project by an additional week to settle outstanding items with the COSL. Discussion ensued, and the Board concurred to approve a one-week extension for the public bidding of this project.

Mr. Clark provided an additional update to the Board on the Overlook Trail Extension project. He stated the contractor for the Overlook Trail Extension, Advanced Construction Development, LLC, has requested an executed change order prior to finishing the stone wraps on the columns at the pavilion. Mr. Clark discussed options for the District to receive a credit from the contractor regarding the incorrect paint color,

which includes: (1) a change order to increase the contract in the amount of \$10,890 and an additional credit in retainage; or (2) a change order to decrease the contract in the amount of \$3,000 for the improper paint color. Discussion ensued regarding the power source to the electrical boxes, the signage that would be located at the pavilion to inform users of timing, and the programming of electricity to coincide with the District's park rules.

Following review and discussion, Director Varghese made a motion to approve a change order in the amount of \$7,890.00 for the additional work and \$3,000.00 credit for the incorrect paint color. Director Cantu seconded, which passed by a vote 3-1, with Director Love voting against.

NEXT MEETING AGENDA ITEMS, LOCATION, DATE, AND TIME

Ms. Lutz informed the Board of ABHR's efforts to reserve the RiverPark Subdivision Recreation Center for future parks meetings. The Board concurred to hold the next regular meeting Regular Board Meeting at Thursday, March 28, 2024, at 11:30 a.m. at ABHR. The Board also confirmed they would be able to attend the meeting on the said date and time.

The Board and Mr. Clark left the meeting to inspect the zip line.

PARK AND RECREATIONAL FACILITIES, CONTINUED

Following the inspection of the zip line, the Board requested immediate action from Park Rangers to remove the swing and to close the zip line facility until all repairs were completed. Following review and discussion, Director Cantu moved to (1) approve the park maintenance report; and (2) approve the purchase of a new zip line deck in the amount of \$3,200.00, as discussed. Director Varghese seconded the motion, which passed unanimously.

There being no other business to come before the Board, the meeting was adjourned.



Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

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