

MINUTES
FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 10

April 12, 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 12th day of April 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 Chris Chomer of LJA Engineering, Inc. ("LJA"); Michael Murr of Park Rangers; Albert Ramirez of Lake Management Services, LP; Rome Alfaro of Houston Landscapes Unlimited, Inc. ("HLU"); and Norris Daniels of CIA Services.

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 on engineering matters in the District.

Mr. Rusk provided an update on the generator replacement and site improvement project.

PARK AT THE LEVEE (ENCLAVE)

Mr. Clark updated the Board regarding the status of the Park at the Levee (Enclave). He stated that coordination with the City of Sugar Land (the "City") regarding the land swap is still ongoing.

Director Cantu discussed the importance of encouraging District residents to contact the City by using MYSLTX.com to express support of the project.

Mr. Clark next reviewed and discussed the bond items and budgets that were presented at the September 28, 2023, Board meeting and noted that updates

would be made, further discussion will be had, and the project will be awarded once an agreement has been finalized with the City.

OVERLOOK TRAIL EXTENSION

Mr. Clark updated the Board regarding the status of the Overlook Trail Extension project. He stated that the substantial completion walk scheduled for this morning was postponed. Director Akinwande requested the substantial completion walk be scheduled at a date and time to allow Directors to attend.

Mr. Clark informed the Board that the contractor has been instructed to confirm the operation of the fan as it appears not to be set on a timer as it should be. Mr. Clark next discussed the installation of a solar on and off component at the pavilion at an estimated cost of \$500.00. Following review and discussion, Director Varghese moved to approve the solar on and off component at the pavilion at the estimated cost of \$500.00. Director Cantu seconded the motion, which passed unanimously.

PARK AND RECREATIONAL FACILITIES

Mr. Murr updated the Board regarding playground inspections and park projects in the District.

The Board requested Mr. Murr prepare a proposal for adding an additional trash receptacle at the overlook pavilion.

Mr. Murr reported that the zip line decking was replaced. The Board requested the side rails and ramps also be inspected/replaced and requested Mr. Murr provide an update at the next Board meeting. Mr. Murr next informed the Board that the steps and concrete at the overlook would be repaired next week.

Mr. Murr updated the Board on previous discussion regarding pergola maintenance at the pool/RiverPark Recreation Center. He stated he received one bid in the amount of \$66,000.00 for all requested repairs and replacements of pergolas. Mr. Murr stated he has requested a revised proposal as the current one received did not include line items for the services provided nor did it include any termite treatments, stains/sealant, or shade covering fabric. Mr. Murr further advised that the Magnolia Park pergola needs a complete replacement as termites have been identified in the cedar posts. Following discussion, the Board requested Mr. Murr provide a proposal for the treatment of the cedar posts at Magnolia Park at the next Board meeting. Discussion ensued regarding the use of a different material for the pergolas.

Mr. Murr discussed tree removal and replacement at Magnolia and Thistlerock parks. He stated there were two dead trees in need of removal/replacement and discussed two options with the Board for consideration: (1) 30-gallon trees in the amount of \$350.00 per tree; and (2) 60-gallon trees at \$745.00 per tree. Mr. Murr further advised that both options include turn-key demolition, installation, mulch, and staking.

Following review and discussion, Director Cantu moved to approve two 60-gallon trees in the amount of \$745.00 per tree for a total amount of \$1,490.00. Director Love seconded the motion, which passed unanimously.

Director Varghese discussed with the Board that a tree at the lake in the Enclave was dead and that it should be removed and replaced. Mr. Murr stated he would conduct an inspection and provide an update at the next Board meeting. Mr. Murr informed the Board that an organization called Trees for Houston provides free seedling trees for planting and the Board requested Mr. Murr have the District added to the list to receive trees. The Board further discussed installing additional plants in the Enclave in the Fall.

OPERATION OF DISTRICT FACILITIES

Mr. Ramirez discussed repairs and maintenance of District fountains with the board.

Mr. Ramirez next reviewed and presented a fountain maintenance checklist with the Board, a copy of which is in the District's records. Following discussion, the Board requested Joe Voigt attend the next parks meeting and provide a checklist for maintenance of irrigation pumps and wells along with a current inventory of replacement parts for the District.

Mr. Alfaro informed the Board that he identified a significant amount of sediment in the irrigation system, possibly from the well, that was reducing and causing inconsistent water pressure as well as leaks in irrigation heads.

LANDSCAPING MATTERS

Mr. Alfaro informed the Board that the electrical two-wire system for irrigation within the Enclave section/lake area was malfunctioning and repairs were being made and coordination with WaterLogic was ongoing. The Board informed Mr. Alfaro that maintenance crews were seen blowing leaves into the storm drains. Mr. Alfaro stated this would not be tolerated and will be addressed accordingly.

The Board requested HLU provide a landscape maintenance checklist at the next parks meeting.

Mr. Alfaro next informed the Board that a leak in the irrigation system was identified near the splashpad, which would be investigated and repaired immediately. He further advised that any leaks or deficiencies with the pumps or system are immediately brought to the attention of CIA Services to ensure a swift resolution.

UPDATE FROM CIA SERVICES

Mr. Daniels introduced himself to the Board and discussion ensued on the expectation of updates on maintenance items at parks meetings.

ADOPT RESOLUTION ESTABLISHING ADDITIONAL OUT-OF-DISTRICT MEETING PLACES

The Board discussed out of district meeting places. Following discussion, the Board concurred there were no additional out-of-district meeting places to recommend at this time.

Mr. Rusk stated that he believes that LJA offices in Katy and Houston are approved out of district meeting places as well as Levee Management Services offices.


The Board confirmed that the April 25, 2024, Board meeting at 6:00 p.m. in the District was to be kept on the calendar for now and an alternate place to hold the meeting would be identified. Director Akinwande stated he would follow up with Allen Boone Humphries Robinson LLP to discuss the matter further.

NEXT MEETING AGENDA ITEMS, LOCATION, DATE, AND TIME

The Board requested that Fountain and Pump Repairs, Maintenance, and Facilities Discussion be included on the park's agenda moving forward and requested Mr. Voigt be included for future parks meetings.

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





Secretary, Board of Directors