

**MINUTES OF MEETING  
OF THE  
BOARD OF DIRECTORS**

October 18, 2017

THE STATE OF TEXAS	§
	§
COUNTY OF HARRIS	§
	§
HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 96	§

The Board of Directors (the "Board") of Harris County Water Control and Improvement District No. 96 (the "District") met in special session, open to the public, at 6:30 p.m. on Wednesday, October 18, 2017, at 7930 Fall Creek Bend, Humble, Texas 77396, whereupon, the roll was called of the members of the Board, to-wit:

Amber Hurd	-	President
Lonnie Jackson	-	Vice President
Brett Sileo	-	Secretary
Ben Bates	-	Assistant Secretary
Linda Ihns	-	Assistant Secretary

All members of the Board were present except Director Hurd, thus constituting a quorum.

Also attending the meeting were Nathan Adams of Brown & Gay Engineers, Inc. ("BGE"), engineer for the District; Kas Wright of Lifestyle Directors, Inc. ("Lifestyle"), recreation director for the District Park; Bill Diehl, Emily Trevino, and James Nicas, residents of the District; and Ryan LaRue of Sanford Kuhl Hagan Kugle Parker Kahn LLP ("SK Law"), attorneys for the District.

The meeting was called to order at 6:30 p.m. Copies of the notices of the meeting are attached hereto.

DISCUSS PARK GRANT APPLICATION

The Board opened the meeting to a discussion of the District Park Grant Application (the "Application") for submission to the Texas Parks and Wildlife Department ("TPWD"). Mr. LaRue informed the Board that Escalante Redstone Golf Club, LLC ("Escalante") has agreed to convey its portion of the detention pond to the District, as discussed at previous meetings, as well as deeding an easement to the roundabout located on Redstone View Drive. The Board discussed construction of a trail system around such detention pond and roundabout, which trail system will be included in the Application. Mr. LaRue submitted to and reviewed with the Board an email from Gandolf Burrus regarding preparation of the Application with attached site plans and budget information, a copy of which is attached hereto.

The Board then discussed, as compensation for the conveyance of the detention pond and the easement, discounting the rate for reclaimed water charged by the District to Escalante. Mr. LaRue advised that the agreement between the District and Escalante provides for the District to sell the reclaimed water to Escalante at the cost charged to the District by the City of Houston, plus 10%. The Board discussed reducing the markup from 10% to 5% for a one-year period.

Upon motion by Director Ihns, seconded by Director Jackson, and after full discussion, the Board voted unanimously to reduce the amount of the markup charged to Escalante for reclaimed water from 10% to 5% for a one-year period, effective November 1, 2017.

The Board next discussed preparation of a letter to the TPWD in connection with the financial commitments which the District has received from other entities in connection with construction of the items listed in the Application.

Upon motion by Director Jackson, seconded by Director Ihns, and after full discussion, the Board voted unanimously to authorize preparation of a letter to the TPWD on behalf of the District regarding the grant funding to be provided by the District and other entities from which the District has received commitments.

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

PASSED, APPROVED AND ADOPTED, this 7<sup>th</sup> day of November, 2017.



  
Secretary, Board of Directors

1288443  
10/11/2017 PERSONAL  
\$9.00 MPR - NOTICE MTG

AGENDA  
HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 96

Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 551, that the Board of Directors of Harris County Water Control and Improvement District No. 96 will meet in special session, open to the public, at **6:30 p.m.**, on **Wednesday, October 18, 2017**, within the District, at **7930 Fall Creek Bend, Humble, TX 77396**, at which meeting the following items will be considered:

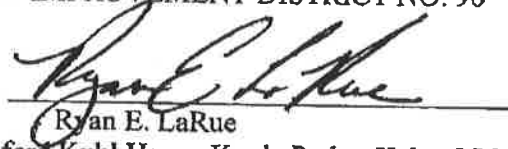
1. Discuss Park Grant Application and take any action thereon.

Pursuant to V.T.C.A. Government Code, Chapter 551, the Board of Directors may convene in closed session to discuss matters relating to pending or contemplated litigation, personnel matters, or real estate transactions.

EXECUTED this 10<sup>th</sup> day of October, 2017.

HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 96

By:

  
Ryan E. LaRue

Sanford Kuhl Hagan Kugle Parker Kahn, LLP



*Stan Stewart*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

17 OCT 11 AM 11:06

FILED

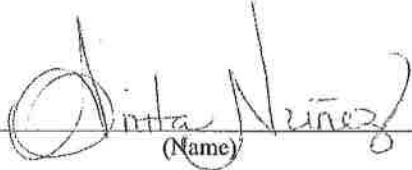
CERTIFICATE OF POSTING OF NOTICE OF MEETING

THE STATE OF TEXAS §

COUNTY OF HARRIS §

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 96 §

I, ANITA NUÑEZ, the undersigned, hereby state that I posted the attached Notice of Meeting of the Board of Directors of Harris County Water Control and Improvement District No. 96 at 7930 Fall Creek Bend, Humble, Harris County, Texas, the location inside the boundaries of the District designated for the posting of agendas, on the 11<sup>TH</sup> day of OCTOBER, 2017 at 12:00 o'clock P.m., which time was not less than 72 hours prior to the scheduled time of the meeting.

  
(Name)

AGENDA  
HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 96

Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 551, that the Board of Directors of Harris County Water Control and Improvement District No. 96 will meet in special session, open to the public, at **6:30 p.m.**, on **Wednesday, October 18, 2017**, within the District, at **7930 Fall Creek Bend, Humble, TX 77396**, at which meeting the following items will be considered:

1. Discuss Park Grant Application and take any action thereon.

Pursuant to V.T.C.A. Government Code, Chapter 551, the Board of Directors may convene in closed session to discuss matters relating to pending or contemplated litigation, personnel matters, or real estate transactions.

EXECUTED this 10<sup>th</sup> day of October, 2017.

HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 96

By: \_\_\_\_\_

  
Ryan E. LaRue

Sanford Kuhl Hagan Kugle Parker Kahn, LLP



CERTIFICATE OF POSTING OF NOTICE OF MEETING

THE STATE OF TEXAS §

COUNTY OF HARRIS §

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 96 §

I, Mary Drews, the undersigned, hereby state that I posted the attached Notice of Meeting of the Board of Directors of Harris County Water Control and Improvement District No. 96 in the administrative office, 1980 Post Oak Boulevard, Suite 1380, Houston, Texas on October 11, 2017 at 10:45 o'clock a.m., which time was not less than 72 hours prior to the scheduled time of the meeting.

Mary Drews  
Mary Drews

AGENDA  
HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 96

Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 551, that the Board of Directors of Harris County Water Control and Improvement District No. 96 will meet in special session, open to the public, at **6:30 p.m.**, on **Wednesday, October 18, 2017**, within the District, at **7930 Fall Creek Bend, Humble, TX 77396**, at which meeting the following items will be considered:

1. Discuss Park Grant Application and take any action thereon.

Pursuant to V.T.C.A. Government Code, Chapter 551, the Board of Directors may convene in closed session to discuss matters relating to pending or contemplated litigation, personnel matters, or real estate transactions.

EXECUTED this 10<sup>th</sup> day of October, 2017.

HARRIS COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 96

By: \_\_\_\_\_

  
Ryan E. LaRue

Sanford Kuhl Hagan Kugle Parker Kahn, LLP



----- Forwarded message -----

From: **Gandolf Burrus** <[gburrus@texasgrants.us](mailto:gburrus@texasgrants.us)>

Date: Wed, Oct 18, 2017 at 12:27 PM

Subject: HCWCID Board Mtg docs

To: Brett Sileo <[bsileo@hhstxlaw.com](mailto:bsileo@hhstxlaw.com)>, ryan larue <[ryanlarue09@gmail.com](mailto:ryanlarue09@gmail.com)>

Cc: [kditemore@texasgrants.us](mailto:kditemore@texasgrants.us)

Brett and Ryan:

Good afternoon. Congratulations on successful meeting with Escalante regarding the donation of the 24.3 acre drainage basin and the easement for the trail section near the roundabout! We look forward to receiving the letter of commitment for the donation, letter of commitment for the easement and the brokers opinion of value for the 24.3 acres.

Per your instructions we are preparing the final draft of the application with the donation and easement included.

We are transmitting materials for your Board meeting this evening. We have attached the following

- . Site Plan of the proposed trails
- . Site Plan of the recreational improvements
- . TPWD Budget detailing the total project costs
- . SAMPLE TPWD budget with explanations as to how costs are handled during project implementation

Regarding the recreational improvements site plan, all new items are placeholders to show TPWD that the proposed items will fit within the footprint of the available land.

When the project receives funding, the Board will have an opportunity to revise the placement of the new items.

The "sample" budget is from an executed contract between TPWD and one of our client cities. We attached it to show that the TPWD contract budget is very flexible.

The TPWD budget does not specify any manufacturers, quantities, widths or lengths. The sample budget also shows that all costs are "estimates".

Dollars can be transferred among line items to reflect actual costs.

The TPWD Project Budget Summary" shows the current budget with the land, easements and cash donations included. The Rainwater Trail to the apartments has been removed.

Engineering costs have been adjusted to reflect the reduction in construction cost from the removal of the Rainwater Trail. The HCWCID No. 96 overmatch amount has been adjusted to account for the donations.



Items N through S are a detailed breakout of the item formerly called "Children's Playground".

The major differences are the ADA Wheelchair swings and the rubber base materials.

The additional details on this budget (eg, green concrete) is included to meet specific TPWD scoring categories.

Please call us prior to the board meeting to discuss any questions or comment on these materials.

Gandolf Burrus  
President, Grant Development Services  
Box 33043  
Austin, Texas 78764  
Office 512 707-0455  
Cell 512 560-4477  
[gburrus@texasgrants.us](mailto:gburrus@texasgrants.us)

**HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO 96**  
**HCWCID NO 96 SPORTS COMPLEX PARK**  
**SITE LAYOUT MAP Rev 10.17.17**



Fall Cr HOA Easement

Proposed 8-ft Sports Complex Trail B from Wilson to Park Entrance (Grant Funded)

Escalante Redstone Easement

owned by HCWCID No 96 no easement needed

Redstone Easement (in hand)

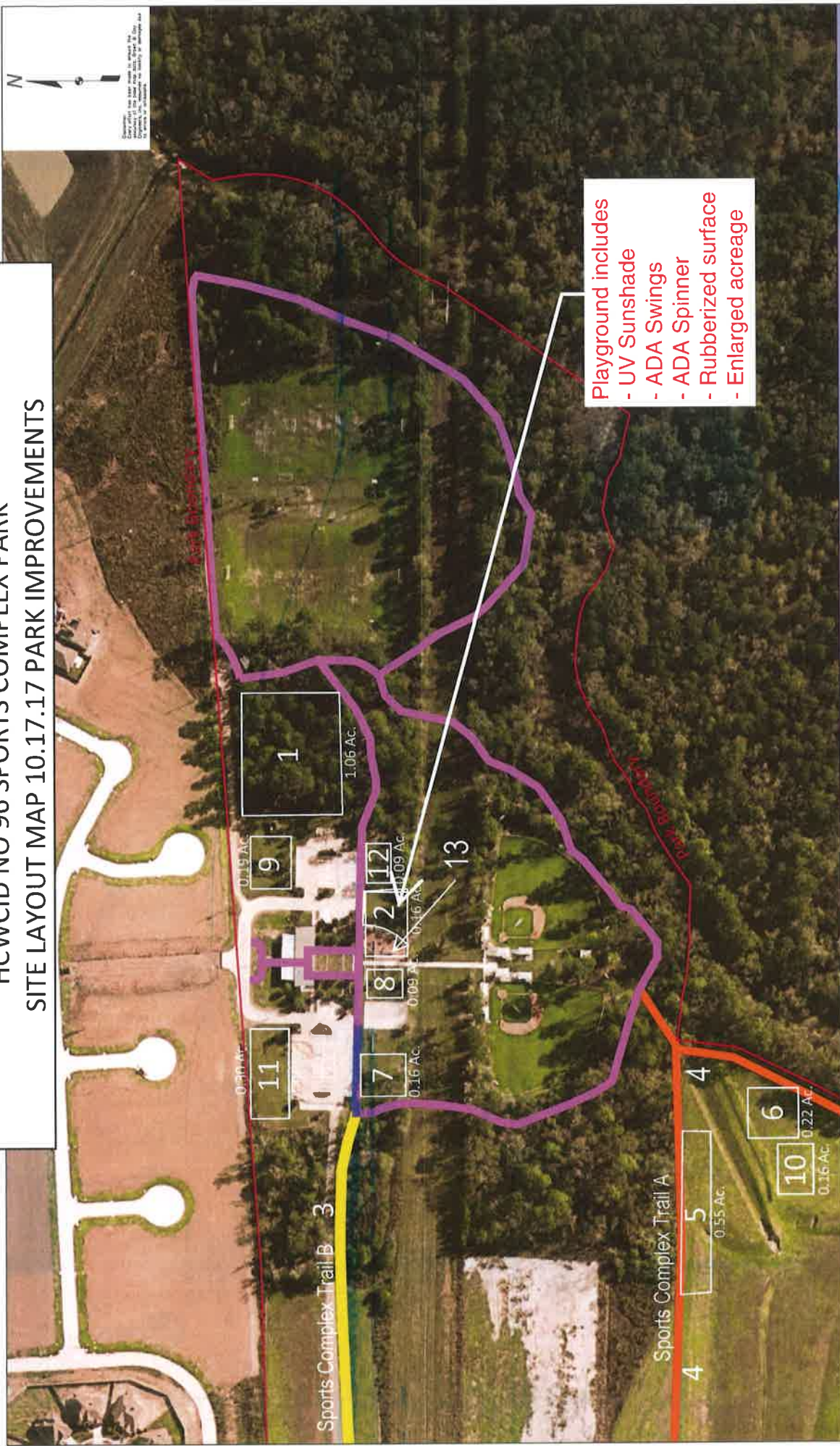
Escalante Redstone Donation 24.3 acres

Proposed Sports Complex Trail A Loop

- Existing 8' Wide Concrete Walking Trail (5,380 ft)
- Proposed 8' Wide Concrete Hike & Bike Trail (7,100 ft)
- Proposed 6' Wide Concrete Walking Trail (9,480 ft)



# HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO 96 HCWCID NO 96 SPORTS COMPLEX PARK SITE LAYOUT MAP 10.17.17 PARK IMPROVEMENTS



Playground includes  
 - UV Sunshade  
 - ADA Swings  
 - ADA Spinner  
 - Rubberized surface  
 - Enlarged acreage

<b>BGE</b>	1 - Dog Park	9 - Picnic Stations	Existing Walking Trail
2 - Children's Playground	10 - Exercise Stations	10 - Xeriscaping Garden	Proposed Hike & Bike Trail B
3 - Hike & Bike Trails B	6 - Bird Watching Stations	11 - Horseshoe Pits	Proposed Walking Trail A
4 - Walking Trails A	7 - Splash Pad	12 - Washer Pits	
	8 - Tetherball Court	13 - Volleyball Court	



Budget Summary -- Local Park Grants Program As of October 17, 2017

Project Name:

HCWCID No. 96 Sports Complex Park

Eng costs have been adjusted for lower construction costs.

	Column 3		Column 5		GRANT + OVER MATCH TOTALS
	GRANT ELEMENTS	GRANT SUB-TOTAL	OVER MATCH	OVER MATCH SUB-TOTALS	
<b>I. PROFESSIONAL SERVICES</b>					
Pre-Agreement Costs	<i>Professional Services cannot exceed:</i>	\$ 39,460		\$ 255,434	
Beginning Date: 08/01/2016	\$ 103,264				
A. Engineering	\$ 14,460		\$ 255,434		\$ 269,894
B. Archeology	\$ 25,000		\$ -		\$ 25,000
C. Survey			\$ -		\$ -
<b>II. LAND ACQUISITION</b>		\$ 100,003		\$ -	
A. 24.3 Acres Acquisition	\$ 100,000				\$ 100,000
B. 1.20 Acre Easement Acquisition	\$ 3				\$ 3
<b>III. CONSTRUCTION</b>		\$ 860,537		\$ 344,566	
A. 3520 SY Concrete 8-ft Trail (Green, ADA) *	\$ 1,997		\$ 229,443		\$ 231,440
B. 6320 SY Concrete 6-ft Trail (Green, ADA)	\$ 415,540		\$ -		\$ 415,540
C. Rainwater Trail deleted					\$ -
D. 57,900 SF Fenced Dog Park w/ UV Shade (Green, ADA)	\$ 95,000		\$ 3		\$ 95,003
E. 5 EA Exercise Stations w/ UV Shade (Green)	\$ 12,500		\$ -		\$ 12,500
F. 5 EA ADA Exercise Stations w/ UV Shade (Green, ADA)	\$ 13,500		\$ -		\$ 13,500
G. 1 EA 6650 SF Splashpad w/ UV Shade (Green, ADA)	\$ 200,000		\$ 100,000		\$ 300,000
H. 1 EA Tetherball Court (Green)	\$ 1,500		\$ -		\$ 1,500
I. 1 EA Birdwatching Stations (Green, ADA)	\$ 30,000		\$ -		\$ 30,000
J. 2 EA Horseshoe Pits (Green)	\$ 6,000		\$ -		\$ 6,000
K. 2 EA Picnic Stations (Green)	\$ 10,000		\$ -		\$ 10,000
L. 2 EA Washer Pits (Green, ADA)	\$ 2,000		\$ 2,000		\$ 4,000
M. 1 EA Butterfly Garden (Green, ADA)	\$ 2,000		\$ -		\$ 2,000
N. 5 EA Benches (Green, ADA)	\$ 8,000		\$ -		\$ 8,000
O. 2 EA ADA Swing (Renovation)	\$ 14,000		\$ -		\$ 14,000
P. 1 EA ADA Playground Spinner (Renovation)	\$ 12,000		\$ -		\$ 12,000
Q. 7,000 SF New Rubberized Flooring at Playground (Renovation)	\$ 15,000		\$ 13,120		\$ 28,120
R. 1 EA UV Sunshade (Renovation)	\$ 15,000		\$ -		\$ 15,000
S. 1 EA Volleyball Assembly and Base (Renovation)	\$ 5,000		\$ -		\$ 5,000
T. Signage (Green, ADA)	\$ 1,500		\$ -		\$ 1,500
U. Open Space (Green)	\$ -		\$ -		\$ -
<b>TOTAL PROJECT COST</b>		\$ 1,000,000		\$ 600,000	\$ 1,600,000
<b>50% MATCH AMOUNT</b>		\$ 500,000			

Cost of Trail to Apts

Est. land value, to be adjusted

\$3 Est. easements value, actual worth to be determined after funding

Sources of Funding Col 3  
 \$500,000 TPWD  
 \$399,997 HCWCID 96  
 \$100,000 Land Value  
 \$ 3 Easement Value  
 \$1,000,000

Sources of Funding Col 5 (Overmatch)  
 \$588,000 HCWCID 96  
 \$ 10,000 Fall Cr Mgmt Distr  
 \$ 2,000 HCMUD 49  
 \$600,000

Verify Grant + Over match \$ 1,600,000

50% Match amount cannot exceed: Urban Outdoor-\$1,000,000; Non-Urban Outdoor-\$500,000; Small Community-\$75,000; Urban Indoor-\$1,000,000; Non-Urban Indoor-\$750,000

\* Green = green concrete with recycled component

Harris County WCID 96 General Fund  
Custom Transaction Detail Report

Escalante Redstone

				Billed Amount
01/31/2017	Escalante - January	4104 · Reclaimed water Escalante	\$	355.54
02/28/2017	Escalante - February	4104 · Reclaimed water Escalante		127.97
03/31/2017	Escalante - March	4104 · Reclaimed water Escalante		302.60
04/30/2017	Escalante - April	4104 · Reclaimed water Escalante		485.38
05/31/2017	Escalante - May	4104 · Reclaimed water Escalante		2,516.92
06/30/2017	Escalante - June	4104 · Reclaimed water Escalante		3,792.70
07/31/2017	Escalante - July	4104 · Reclaimed water Escalante		1,431.68
08/31/2017	Escalante - August	4104 · Reclaimed water Escalante		2,171.30
		<b>TOTAL BILLED TO ESCALANTE:</b>	\$	<b>11,184.09</b>
09/29/2017		Payment from Escalante	\$	-9012.79
		<b>CURRENT DUE:</b>	\$	<b>2,171.30</b>

01/31/2017	City of Houston	Reclaimed Water Escalante		-91.04
02/28/2017	City of Houston	Reclaimed Water Escalante		-4.62
03/31/2017	City of Houston	Reclaimed Water Escalante		-27.71
04/30/2017	City of Houston	Reclaimed Water Escalante		-45.02
05/31/2017	City of Houston	Reclaimed Water Escalante		-2,025.58
06/30/2017	City of Houston	Reclaimed Water Escalante		-2,997.40
07/31/2017	City of Houston	Reclaimed Water Escalante		-911.97
08/31/2017	City of Houston	Reclaimed Water Escalante		-1,653.41
		<b>TOTAL PAID TO CITY OF HOUSTON:</b>	\$	<b>-7,756.75</b>
01/23/2017	Hudson Energy	14506 Smith Rd		-130.55
02/21/2017	Hudson Energy	14506 Smith Rd		-124.85
03/22/2017	Hudson Energy	14506 Smith Rd		-122.89
04/21/2017	Hudson Energy	14506 Smith Rd		-249.90
05/22/2017	Hudson Energy	14506 Smith Rd		-415.56
06/21/2017	Hudson Energy	14506 Smith Rd		-368.79
07/21/2017	Hudson Energy	14506 Smith Rd		-448.94
08/21/2017	Hudson Energy	14506 Smith Rd		-428.52
09/20/2017	Hudson Energy	14506 Smith Rd		-352.55
		<b>TOTAL PAID TO HUDSON:</b>	\$	<b>-2,642.55</b>