

MINUTES  
MISSION BEND MUNICIPAL UTILITY DISTRICT NO. 2

March 22, 2022

The Board of Directors (the "Board") of Mission Bend Municipal Utility District No. 2 (the "District") met in special session, open to the public, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas 77027, outside the boundaries of the District, with supplemental access by teleconference available to the public, on the 22<sup>nd</sup> day of March, 2022, and the roll was called of the members of the Board being present:

Judy Villagomez	President
Mary Bertrand	Vice President
Susan Land Johnson	Assistant Vice President
Marlene Wepler	Secretary
Brenda S. Whitehead	Assistant Secretary

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

Also attending in person were Susan Cita and Meade Mitchell of TBG Partners ("TBG"); Leroy Eaglin, resident of the District; and Christina Miller and Aidé Meza of Allen Boone Humphries Robinson LLP ("ABHR").

Due to the COVID-19 virus epidemic emergency and the high threat level warnings issued by various governments and agencies, the District established a telephone option for District consultants and members of the public to listen to the meeting and to address the Board. There were no participants via teleconference.

PUBLIC COMMENTS

Director Villagomez offered any members of the public attending the meeting the opportunity to make public comment. Mr. Eaglin addressed the Board and expressed his gratitude towards being in attendance at this special recreational facilities planning meeting. There being no additional members of the public requesting to make public comment, Director Villagomez moved to the next agenda item.

PROPOSED DISTRICT RECREATIONAL IMPROVEMENTS PROJECT, DISCUSS POSSIBLE FUNDING SOURCES, AND PREPARATION OF BOND APPLICATION NO. 11, IF APPROPRIATE

Ms. Miller updated the Board on the District's current bonding capacity. Ms. Miller reported that the District has \$5,210,000, in authorized but unissued bonds for parks and recreational facilities.

Ms. Cita presented and reviewed a Proposed District Recreational Improvements Project report (the "Recreational Improvements Report"), a copy of which is attached. Ms. Cita presented the proposed improvements for Magnolia Park, including playground updates in the amount of approximately \$1,122,000, and planting updates in the amount of approximately \$148,500. She stated that the total proposed cost for Magnolia Park improvements is approximately \$1,270,500. Director Weppler inquired about the details of the proposed nature themed playground area. Mr. Mitchell clarified the difference between nature play and adventure play, which are distinguished by different child and toddler age groups. The Board discussed their belief that there is a larger number of school aged children visiting this District park, as compared to Little Villa Wetland Park ("LVWP"). Mr. Mitchell stated that changes can be made to the Recreational Improvements Report to reflect larger play structures based on the Board's observations and recommendations.

Ms. Cita presented the proposed improvements for LVWP, including arrival and entry improvements in the amount of approximately \$613,800, dog park improvements in the amount of approximately \$435,600, creek classroom improvements in the amount of approximately \$863,500, improvements to the hub in the amount of approximately \$1,020,800, nature island improvements in the amount of approximately \$492,800, tranquil trail improvements in the amount of approximately \$502,150, and perimeter improvements in the amount of approximately \$312,400. She stated that the total proposed cost for LVWP improvements is approximately \$4,241,050.

Director Weppler expressed her concerns regarding the cost and amount of regular maintenance associated with dog parks. Mr. Mitchell reported that the features of the proposed dog park improvements can be amended or removed altogether. Director Villagomez concurred that the dog park is not a necessary amenity at this time. Ms. Cita stated that an alternate playground area can be added to current proposed design in lieu of the proposed dog park. Director Weppler inquired about the use of the proposed creek classroom at LVWP, and Mr. Mitchell discussed TBG's previous collaborations with Alief Independent School District ("Alief ISD"). Mr. Mitchell reported that the creek classroom will be able to be utilized not only in a classroom setting by Alief ISD, but also as a loose learning setting for toddler aged children and daycare center groups, as needed. The Board restated their belief that there is a smaller number of children visiting this District park, as compared to Magnolia Park. Ms. Cita stated that the amended and finalized cost estimate for the LVWP improvements will be presented at the next regular Board meeting.

Ms. Cita presented the proposed improvements for the west side of the Mission Bend Greenbelt Trail (the "Trail"), including arrival and entry improvements in the amount of approximately \$64,570, seating improvements in the amount of approximately \$185,130, and additional Trail improvements in the amount of approximately \$756,600. She stated that the total proposed cost for Trail improvements is approximately \$1,006,300. The Board discussed the possibility of expanding the Trail

project west across Bellaire Boulevard. Ms. Miller discussed different funding options. The Board discussed the estimated cost of a pedestrian undercrossing project as well as alternative options for pedestrian crossings. Mr. Mitchell discussed the possibility of mid-block crossings with pedestrian crossing lights and reported on the estimated cost of such a project. The Board then discussed the timeline for agreement negotiations with Harris County (the "County"), design of the pedestrian crossing project which would include necessary easements and permit approvals, and construction of the pedestrian crossing. The Board also discussed amending the current Letter Agreement Regarding Trail Facilities with the Mission Bend Greenbelt Association ("MBGA") to reflect the additional scope of proposed Trail improvements.

Ms. Cita presented the proposed improvements for medians in the District, including planting, irrigation, and revitalization in the amount of approximately \$828,740. Director Bertrand inquired about ownership of certain medians within the District, including the median on Tres Lagunas Drive. Mr. Mitchell and Ms. Miller clarified that the County likely retains ownership of the medians in the District. Ms. Miller restated the funding option of utilizing the District's operating account and entering into an agreement with the County for improvements and maintenance of the medians.

The Board discussed prioritization of the projects listed in the Recreational Improvements Report. Director Villagomez restated her desire to proceed with a parks bond application for the LVWP improvements, operating account funding of the Trail improvements and the median improvements, design, and construction of all projects, with the exception of the proposed dog park at LVWP, as discussed. The Board further discussed funding options and the estimated timeline for the parks bond application.

Following review and discussion, Director Johnson moved to: (1) authorize TBG to begin the design and proposed improvements for the west side of the Trail, including options for an undercrossing at Bellaire Boulevard and ABHR to prepare an Amendment to the Letter Agreement Regarding Trail Facilities with the MBGA; (2) authorize TBG to begin design and finalize the cost estimate for LVWP improvements, with the exception of the proposed dog park, as discussed; (3) authorize TBG to begin design of the Magnolia Park improvements, following design of the LVWP improvements; and (4) authorize TBG to begin design of the District median improvements, for construction out of operating funds on a pay-as-you-go basis. Director Weppeler seconded the motion, which passed unanimously, with all directors voting "yea."

Director Villagomez inquired about the estimated timeline for design and construction of the LVWP improvements. Mr. Mitchell reported that design will begin immediately following finalization of the project plan, bidding of the project will begin in early 2023 contingent upon receipt of the park bond proceeds in late 2022, and construction of the improvements should be substantially complete by late 2023. The

Board also discussed the estimated timeline for the Trail improvements project. Ms. Cita stated that since the Trail improvements project will be funded by operating account funds, design can begin immediately.

Following review and discussion, Director Bertrand moved to authorize the District's engineer to prepare bond application no. 11 for the proposed improvements for LVWP, as discussed. Director Whitehead seconded the motion, which passed unanimously, with all directors voting "yea."

The Board restated their intention to hold a special Board meeting on Thursday, April 14, 2022, at 10:30 a.m. for the sale of the Series 2022 Bonds and a regular Board meeting on April 19, 2022, at 6:00 p.m. at ABHR with supplemental access via teleconference for consultants and members of the public.

There being no further matters to come before the Board, the meeting was adjourned.

  
Secretary, Board of Directors



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