

MINUTES
MISSION BEND MUNICIPAL UTILITY DISTRICT NO. 2

October 17, 2023

The Board of Directors (the "Board") of Mission Bend Municipal Utility District No. 2 (the "District") met in regular 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, on the 17th day of October 2023, and the roll was called of the members of the Board being present:

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| Judy Villagomez | President |
| Mary Bertrand | Vice President |
| Susan Land Johnson | Assistant Vice President |
| Marlene Weppler | Secretary |
| Leroy Eaglin | Assistant Secretary |

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

Also present at the meeting were Deputy Charles Hill of the Harris County Sheriff's Office ("HCSO"); Miles Fabian and Daniela Moderow of Baxter & Woodman Consulting Engineers, Inc. ("B&W"); Susan Cita of TBG Partners ("TBG"); Vicki Busboom of VLB Bookkeeping Services; Lina Loaiza of Bob Leared Interests; Carlous Smith and Jared Mayfield of Si Environmental, LLC ("Si"); Emmanuel Vazquez of Vazquez Electronics, LLC ("Vazquez Electronics"); Hermes Amaya of Custom Scapes & Designs, Inc. ("Custom Scapes"); Tommy Gomez of J3 Electric, LLC ("J3 Electric"); Ryan Adkins of Triton Consulting Group, Inc. ("Triton"); and Christina Miller and Aidé Meza of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Director Villagomez offered any members of the public attending the meeting the opportunity to make a public comment. There being no requests for public comment, Director Villagomez moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the September 19, 2023 (Regular), October 3, 2023 (Greenbelt), and October 9, 2023 (Chelford) meetings. Following review and discussion, Director Eaglin moved to approve the September 19, 2023 (Regular), October 3, 2023 (Greenbelt), and October 9, 2023 (Chelford) minutes, as presented. Director Weppler seconded the motion, which passed unanimously.

PARK MAINTENANCE MATTERS

Mr. Amaya presented and reviewed a landscape maintenance report from Custom Scapes, a copy of which is attached. Mr. Amaya reported on the general landscape maintenance invoices for Magnolia Park which are being presented for payment by the Board, including facility mowing in the amount of \$520.80; maintenance and mowing of Reserve E in Terra Del Sol, Section 7 in the amount of \$720.00; monthly maintenance at Little Villa Wetland Park ("LVWP") in the amount of \$3,984.00; monthly maintenance at Magnolia Park in the amount of \$7,432.50; monthly maintenance of the Alief-Clodine Road right-of-way in the amount of \$576.00; monthly maintenance of the Bellaire Boulevard at Alief-Clodine Road median in the amount of \$420.00; and monthly maintenance of the Greenbelt Improvements Trail in the amount of \$4,392.92.

Mr. Amaya presented an invoice for trimming of trees and tree branches at Magnolia Park in the amount of \$3,850.00, and an invoice for irrigation at Bellaire Boulevard, Tres Lagunas, and LVWP in the amount of \$678.00.

Mr. Amaya presented and reviewed estimate no. 1655 from Custom Scapes in the amount of \$37,329.00, for landscaping at seven (7) medians along Bellaire Boulevard, including removal of the current plants in the median, establishment of new plants, and modifications to the irrigation systems at the medians. Mr. Amaya presented and reviewed estimate no. 1656 from Custom Scapes in the amount of \$3,850.00, for concrete patching at Magnolia Park near the water fountain, including a combination of concrete and natural stone for aesthetic purposes. Copies of the estimates are attached to the landscape maintenance report. The Board discussed the possibility of adding landscaping boulders to certain medians along Bellaire Boulevard, and Ms. Miller stated that ABHR will reach out to Harris County (the "County") to inquire about placing boulders at the areas discussed.

Following review and discussion, Director Bertrand moved to: (1) approve estimate no. 1655 and estimate no. 1656 from Custom Scapes, as presented, and direct that they be filed appropriately and retained in the District's official records; and (2) approve the park maintenance invoices in conjunction with the bookkeeping report, as presented. Director Wepler seconded the motion, which passed unanimously.

SECURITY SERVICES MATTERS

REPORT FROM HCSO

The Board reviewed and acknowledged receipt of the September 2023 security services report from the HCSO, a copy of which is attached. Deputy Hill reported on recent criminal activity, including targeted robbery incidents at commercial businesses within the District, a gun violence incident along

Beechnut Street near State Highway 6, and reports of individuals on motorized vehicles at Magnolia Park during the previous month.

UPDATE ON INSTALLATION OF SIGNS PROHIBITING COMMERCIAL VEHICLES FROM PARKING OVERNIGHT

Deputy Hill reported on the ongoing issue of commercial vehicles parking in the District overnight. He stated that the HCSO has continued to tow vehicles along Via Del Norte Drive, Sierra Blanca Drive, Tres Lagunas Drive, and Rio Bonito Road and issue citations during the previous month. Director Bertrand asked the Board to consider obtaining at least five (5) signatures on petitions from residents in the Altamira subdivision. Deputy Hill stated that he can attend the next Mission Bend Civic Association meeting to request that homeowners from the Altamira subdivision consider signing the necessary petition for the County Commissioner's Court.

Following review and discussion, the Board concurred unanimously to accept the monthly security report, as presented.

LIGHTING MAINTENANCE AND REPAIR MATTERS

Mr. Gomez updated the Board on routine lighting and maintenance items at LVWP and Magnolia Park. He presented and reviewed a lighting maintenance and repair report from J3 Electric, a copy of which is attached. Mr. Gomez reported that the repair and maintenance work authorized at the previous Board meeting is underway. Director Johnson reported that light poles at the Magnolia Park sidewalk path leading to the Mission Bend Greenbelt Bridge are not functioning at this time. Mr. Gomez stated that J3 Electric will investigate the functionality of the light poles, as requested. Following review and discussion, the Board concurred unanimously to accept the monthly lighting maintenance and repair report, as presented.

2023 HOLIDAY LIGHT DECORATIONS

The Board discussed holiday light decorations by Holy Christmas Lights, Inc. and considered delegating Director Villagomez to approve proposals in an amount not to exceed \$10,000.00, for installation, maintenance, removal, and storage of holiday decorations as well as any necessary lighting connections by J3 Electric. Director Villagomez stated that she will coordinate finalization of the proposals with Holy Christmas Lights, Inc. and J3 Electric. Following review and discussion, Director Bertrand moved to authorize delegating Director Villagomez to approve the necessary proposals in an amount not to exceed \$10,000.00, for installation, maintenance, removal, and storage of the District's 2023 holiday decorations and necessary lighting connections, as discussed, and direct that the final proposals be filed appropriately and

retained in the District's official records. Director Wepler seconded the motion, which passed unanimously.

PARK SURVEILLANCE CAMERA MATTERS

Mr. Vazquez updated the Board on the monitored surveillance camera system at Magnolia Park and LVWP as well as ongoing monthly monitoring by Vazquez Electronics. He presented and reviewed a surveillance camera system report, a copy of which is attached. Mr. Vazquez reported on sightings of individuals loitering and smoking at Magnolia Park throughout normal operating hours and outside of normal operating hours. He reported on sightings of individuals operating motorized vehicles at Magnolia Park and stated that video screenshots were transmitted to Deputy Hill during the previous month. Mr. Vazquez reported on individuals loitering at LVWP.

Mr. Vazquez presented and reviewed a proposal from Vazquez Electronics in the amount of \$35,150.00, for surveillance cameras at gates along the future Magnolia Park access road. A copy of the proposal is attached to the surveillance camera system report. The Board reviewed the proposal and considered deferring approval until construction and completion of the access road to Magnolia Park. Following review and discussion, the Board concurred unanimously to accept the surveillance camera system report, as presented.

ARBITRAGE REBATE REPORT FOR THE SERIES 2018 BONDS

The Board reviewed an Interim Excess Earnings Report, a copy of which is attached, prepared by Omnicap Group, LLC for the District's Series 2018 Bonds. Ms. Miller reported that no arbitrage is owed to the Internal Revenue Service at this time. Following review and discussion, the Board concurred unanimously to approve the Interim Excess Earnings Report and direct that it be filed appropriately and retained in the District's official records.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Busboom presented and reviewed the bookkeeping report, including the investment report, the budget comparison, and the list of checks for the Board's approval. A copy of the bookkeeping report, including the investment report and budget comparison, is attached. Ms. Busboom reported on the monthly Mission Bend Integrated Water System payments and stated that recent invoices have been received on a consistent basis. Following review and discussion, Director Bertrand moved to approve the bookkeeping report, the checks presented for payment, and the investment report, as presented. Director Wepler seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Loaiza presented and reviewed the monthly tax report, a copy of which is attached, reflecting that 0.0% of the District's 2023 taxes were collected as of the end of September 2023. Ms. Loaiza reviewed the bills presented for payment including overpayment refunds and adjustments from the previous month. Following review and discussion, Director Bertrand moved to approve the tax report and payment of the checks drawn on the District's tax account, as presented. Director Eaglin seconded the motion, which passed unanimously.

CONDUCT PUBLIC HEARING REGARDING DISTRICT'S TAX RATE, ADOPT ORDER LEVYING TAXES, AND AUTHORIZE EXECUTION OF AMENDMENT TO INFORMATION FORM

The Board considered setting a tax rate for 2023. Ms. Hubble presented and reviewed a certified tax rate summary, a copy of which is attached. Ms. Loaiza stated that notice was published of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2023 total tax rate of \$0.5527, per \$100 of assessed valuation. Director Villagomez opened the public hearing. There being no comments from the public, Director Villagomez closed the public hearing.

Ms. Miller presented an Order Levying Taxes (the "Order") reflecting the proposed 2023 tax rate. She then presented an Amendment to Information Form (the "Form") reflecting the proposed 2023 tax rate and stated that the Form will be filed with the Texas Commission on Environmental Quality ("TCEQ") and recorded in the official public records of the County.

Following review and discussion, Director Bertrand moved to: (1) adopt the Order reflecting a total 2023 tax rate of \$0.5527, per \$100 of assessed valuation, comprised of \$0.2150, to pay debt service on outstanding bonds and \$0.3377, for operations and maintenance; (2) authorize execution of the Form; and (3) direct that the Order and the Form be filed appropriately and retained in the District's official records. Director Johnson seconded the motion, which passed unanimously.

CHELFORD CITY REGIONAL WASTEWATER TREATMENT PLANT ("CHELFORD") MATTERS

The Board briefly discussed Chelford meeting matters. Ms. Miller updated the Board on West Harris County Municipal Utility District No. 4 negotiations with Harris County Municipal Utility District No. 120 and the District for the purchase of excess water and wastewater capacity. She stated that the District's engineer will be included in future negotiation discussions and that additional information will be provided to the Board at a later time. Following discussion, there was no action on this matter.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY ("WHCRWA")
MATTERS

The Board briefly discussed WHCRWA matters. Ms. Miller presented and reviewed a Notice of Withdrawal of Stage II Drought Conditions and Reinitiation of Stage I Drought Conditions issued by the WHCRWA, a copy of which is attached. Ms. Miller presented and reviewed a Save the Date for the Show and Tell Workshop on November 8, 2023, a copy of which is attached. Ms. Miller presented and reviewed a Surface Water Conversion follow up notice, a copy of which is attached. Following review and discussion, there was no action on this matter.

Ms. Moderow stated that B&W has received notice of the necessary preliminary engineering work for surface water conversion to the District. She reported that B&W will provide assistance to the WHCRWA, as needed, and that the District will be responsible for preparing plans and specification for the disinfection conversion from chlorine to chloramines. Ms. Moderow stated that the WHCRWA has indicated this work is eligible for reimbursement once the project is complete and reported that the timeframe for surface water delivery is June 2026. Ms. Moderow presented and reviewed a work order from B&W in an amount not to exceed \$25,000.00, for preliminary engineering design for the conversion to chloramines at water plant no. 1 and water plant no. 2, a copy of which is attached to the engineer's report. Following review and discussion, and based upon the engineer's recommendation, Director Eaglin moved to approve the work order from B&W, as presented, and direct that it be filed appropriately and retained in the District's official records. Director Wepler seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES

Mr. Smith presented and reviewed the operations report from Si, a copy of which is attached, including routine and preventative maintenance and repairs in the District. Mr. Smith reported that water accountability was 95.22% in the previous month. Mr. Smith reported on the current connections in the District, water production and distribution repairs, tap line repairs, sanitary sewer maintenance, lift station maintenance, fire hydrant replacement and maintenance, water meter repairs and replacements, and water well maintenance and repairs during the previous month.

Mr. Smith presented and reviewed a proposal from Si in the amount of \$6,974.75, for repairs to booster pump no. 3 at water plant no. 2, plus \$1,000.00, for reinstallation labor costs. The Board discussed details of the proposed repairs to the booster pump.

HEARING REGARDING TERMINATION OF WATER AND SEWER SERVICE

Mr. Smith presented and reviewed a list of delinquent customers to the Directors and reported the residents on the termination list were delinquent in

payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to the meeting of the opportunity to appear before the Board to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment. Mr. Smith reviewed the timeline of the delinquencies, including the date of notice letters, door hangers, and scheduled terminations.

DROUGHT CONTINGENCY PLAN MATTERS

There was no additional discussion on this matter.

SETTLEMENT AGREEMENTS

Mr. Smith reported that the District has received notices of class action settlements with DuPont and 3M for damages to Public Water Systems due to the presence of Per-and Polyfluoroalkyl Substances ("PFAS") in drinking water. He stated that the District falls into the Settlement Class and can therefore, submit a claim for damages. Ms. Miller discussed details of the class action settlements and answered questions for the Board. The Board considered opting out and excluding the District from the class action settlements at this time. Following review and discussion, Director Eaglin moved to authorize Si to submit a request for exclusion from the class action settlements with DuPont and 3M for damages to Public Water Systems due to the presence of PFAS in drinking water by the December 4, 2023, and December 11, 2023, deadlines. Director Weppler seconded the motion, which passed by a vote of 4 for the motion and 1 abstention, with Directors Villagomez, Weppler, Eaglin and Johnson voting for the motion, and Director Bertrand abstaining.

Following review and discussion, and based upon the operator's recommendation, Director Bertrand moved to: (1) approve the proposal from Si in the amount of \$6,974.75, for repairs to booster pump no. 3 at water plant no. 2, plus \$1,000.00, for reinstallation labor costs, as presented, and direct it be filed appropriately and retained in the District's official records; (2) approve the operations report, as presented; and (3) authorize termination of delinquent accounts in accordance with the District's Rate Order and direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Weppler seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Ms. Moderow presented and reviewed an engineering report from B&W, a copy of which is attached.

PERMANENT GENERATOR PROJECT

The Board discussed the status of construction of the permanent generators for the District. Ms. Moderow reported that the pre-construction meeting with Long & Son, Inc. took place on October 16, 2023.

SANITARY SEWER CLEANING AND TELEVISIONING PROJECT

The Board discussed the District-wide sanitary sewer cleaning and televising project. Ms. Moderow reported that B&W's construction department is coordinating with Hydroclear Services, LLC to proceed with the preconstruction meeting on October 25, 2023.

PHOSPHATE ADDITION AT WATER WELL NO. 1 AT WATER PLANT NO. 1

Ms. Moderow updated the Board on the phosphate addition at water well no. 1 at water plant no. 1. She reported that the construction work for the phosphate addition has been completed and that B&W is currently coordinating with Si to ensure compliance with all requirements prior to sending a notice of construction completion letter to the TCEQ.

UPDATE TO DISTRICT OVERALL UTILITY MAP

Mr. Fabian updated the Board on the necessary revisions to the District's overall utility map. He stated that the updated overall water and sewer map has been sent to Si for review.

FUTURE CAPITAL IMPROVEMENTS PLAN ("CIP") PROJECTS

The Board discussed projects on the draft 30-year CIP.

REQUESTS FOR SERVICE OR UTILITY COMMITMENT LETTERS

Mr. Fabian updated the Board on the request for a capacity commitment letter from a commercial tenant in the Sugarwell Plaza development at 14248 Bellaire Boulevard in the District. He stated that B&W has not received a deposit or the plumbing plans for the interior build-out. Director Villagomez inquired about deadline details for receipt of responsive documents for this request for capacity. Mr. Fabian stated that B&W will follow up on the status of the request.

Mr. Fabian updated the Board on the request for a capacity commitment letter from a Buddhist congregation temple located at 6709 Howell Sugar Land Road outside the boundaries of the District. He stated that B&W has issued a plan review letter with comments for the owner to address.

Mr. Fabian updated the Board on the request for a capacity commitment letter for a proposed 40-unit motel located at 14602 Presidio Square. He stated that B&W and ABHR have drafted a Utility Commitment Letter for the proposed development, outlining all conditions that must be met by the development to receive water and sewer service. Mr. Fabian recommended approval of the Utility Commitment Letter, as discussed.

Director Bertrand inquired about the occupancy status of a commercial building along Bellaire Boulevard and Mr. Fabian stated that B&W and Si will investigate and determine if the building is within the boundaries of the District.

Following review and discussion, and based upon the engineer's recommendation, Director Eaglin moved to: (1) approve the Utility Commitment Letter for the proposed 40-unit motel located at 14602 Presidio Square, as presented, and direct that it be filed appropriately and retained in the District's official records; and (2) accept the engineer's report, as presented. Director Weppler seconded the motion, which passed unanimously.

PARK AND RECREATIONAL FACILITY MATTERS

Ms. Cita presented and reviewed a report regarding the District's parks and recreational facilities, a copy of which is attached.

MAGNOLIA PARK MAINTENANCE

Ms. Cita updated the Board on the Phase III improvements project. Ms. Cita reported that TBG is performing schematic design for the project, including coordination of the design of functional use restrooms and a new pavilion at Magnolia Park near the Mission Bend Greenbelt Trail ("Trail") and existing sanitary sewer line easements. She presented and reviewed a Request for Additional Services by TBG in the amount of \$16,500.00, for concept development on the pavilion and related facilities as well as an increase in the delivery phase schedule by 3 months to include all components within the construction and bid package to allow for a competitive bid. A copy of the Request for Additional Services is attached to the parks and recreational facilities report.

Mr. Fabian updated the Board on the request to Chelford for permanent access to Magnolia Park by the District. He stated that B&W performed a site visit on October 12, 2023, and that additional options and costs schedules for the proposed access are being prepared. Mr. Fabian explained the challenges of several of the options, including the narrow width of the access area, and stated that coordination with the Chelford engineer and TBG is underway.

TRAIL IMPROVEMENTS PROJECT

Ms. Cita updated the Board on the Trail improvements project. Ms. Cita presented and recommended for approval Pay Application No. 27 and Final in the amount of \$4,517.60, submitted by D.L. Meacham, LP ("D.L. Meacham"). She recommended acceptance of the project and execution of the Certificate of Final Acceptance, as discussed.

Ms. Cita updated the Board on the west side Trail improvements project. She stated that design development and coordination with B&W is underway. Ms. Cita reported on pressure washing and graffiti abatement within the District. She presented and reviewed invoice no. 978 from Katy Pressure Washing Pros. in the amount of \$400.00, for graffiti removal on the Alief-Clodine Road bridge over the Trail. Ms. Cita reported that the graffiti was removed on October 7, 2023, as requested by Director Johnson, and approved by Director Villagomez.

Mr. Fabian updated the Board on the civil engineering plans for the alignment option connecting to the Alief-Clodine Road sidewalk via an easement from Alief Independent School District. He stated that B&W received the updated base files from TBG earlier this month and is awaiting the additional services proposal from the surveyor. Mr. Fabian stated that the additional service proposal includes topographic survey for the selected alignment connecting the trail to the existing middle school sidewalk. He reported that the project schedule is attached to the engineer's report.

LVWP IMPROVEMENTS

Ms. Cita updated the Board on the western park boundary fence at LVWP. Ms. Cita presented and recommended for approval Pay Application No. 3 in the amount of \$110,711.25, submitted by HD Outdoor Designs, LLC ("HD Outdoor"). She stated that fence construction by HD Outdoor is approximately 85% complete and that the stone tile installation is pending delivery.

Mr. Fabian updated the Board on the status of the Consent to Encroachments and License Agreement (the "Consent to Encroachment") between the District and the International Church of the Foursquare Gospel (the "Church"). He stated that TBG has requested the Church's signature on the Consent to Encroachment, but that the document has not been executed yet.

Director Bertrand reported on a visible dent in the brick fence at Mission Bell Drive. Ms. Cita stated that TBG will investigate the dent, determine the necessary repairs, and coordinate with the appropriate contractor to present an estimate for repairs to the fence at the next regular Board meeting. Director Johnson reported on the condition of bollards near the water feature at Magnolia

Park. She stated that the tops of the bollards have been removed. Ms. Cita stated that the bollards are being removed by the District's electrician and landscape maintenance contractors for Phase III construction purposes.

Following review and discussion, and based upon the landscape architect's recommendation, Director Bertrand moved to: (1) approve the Request for Additional Services by TBG in the amount of \$16,500.00, for concept development on the pavilion and related facilities at Magnolia Park for the Phase III improvements project, as presented, and direct that it be filed appropriately and retained in the District's official records; (2) approve Pay Application No. 27 and Final in the amount of \$4,517.60, for the Trail improvements project from D.L. Meacham; (3) accept the Trail improvements project and execute the Certificate of Final Acceptance, as presented, and direct that it be filed appropriately and retained in the District's official records; (4) approve invoice no. 978 from Katy Pressure Washing Pros. in the amount of \$400.00, for graffiti removal on the Alief-Clodine Road bridge over the Trail; (5) approve Pay Application No. 3 in the amount of \$110,711.25, for the western park boundary fence at LVWP from HD Outdoor; and (6) approve the parks and recreational facilities report, as presented. Director Eaglin seconded the motion, which passed unanimously.

HARRIS COUNTY PRECINCT NO. 4 PLACES FOR PEOPLE CALL FOR PROJECTS

The Board discussed the award of two grants to the District for the Places for People Call for Projects by the County's Precinct No. 4. Mr. Fabian stated that there are no updates regarding the Mission Bend Greenbelt West Side Trail and Trail Drainage Improvements projects and that the District is awaiting receipt of the Interlocal Agreements from the County. Ms. Cita presented and reviewed a partnership award letter from the County's Precinct No. 4, a copy of which is attached to the parks and recreational facilities report. Following discussion, there was no action on this matter.

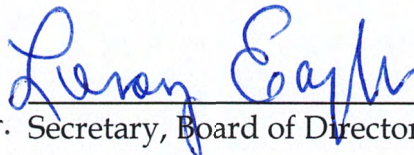
DISTRICT TECHNOLOGY MATTERS

Mr. Adkins presented and reviewed a communications report from Triton, a copy of which is attached. Director Villagomez requested that a news post be published on the District's website regarding the ongoing issue of commercial vehicles parking in the District overnight, including a link to the petition for the County. Following review and discussion, Director Bertrand moved to: (1) authorize Triton to publish a news post regarding commercial vehicles parking in the District overnight with a link to the petition for the County, as discussed; and (2) accept the communications report, as presented. Director Eaglin seconded the motion, which passed unanimously.

MEETING SCHEDULE AND PLANNING MATTERS

The Board discussed the next regular and special Board meeting dates and concurred to hold the next special Board meeting on Tuesday, November 14, 2023, at

12:00 p.m. at ABHR to canvass the District's 2023 Bond Elections and the next regular meeting on Tuesday, November 21, 2023, at 6:00 p.m. at ABHR. There being no further matters to come before the Board, the meeting was adjourned.



ASST. Secretary, Board of Directors



LIST OF ATTACHMENTS TO MINUTES

| | Minutes |
|--|-------------|
| | <u>Page</u> |
| Landscape maintenance report..... | 2 |
| Security services report from the HCSO | 2 |
| Lighting maintenance and repair report | 3 |
| Surveillance camera system report..... | 4 |
| Arbitrage Rebate Report for Series 2018 Bonds..... | 4 |
| Bookkeeper’s report..... | 4 |
| Tax report | 5 |
| Certified tax rate summary..... | 5 |
| Notice of withdrawal of Stage II drought conditions..... | 6 |
| Save the Date for Show and Tell workshop..... | 6 |
| Surface Water Conversion notice | 6 |
| Operations report..... | 6 |
| Engineer’s report..... | 7 |
| Parks and recreational facilities report | 9 |
| Communications report..... | 11 |