

1265348  
04/17/2017 PERSONAL  
\$9.00 MPR - NOTICE HTGGENERATION PARK MANAGEMENT DISTRICT  
NOTICE OF PUBLIC MEETING

MP  
WMP  
④

Notice is hereby given to all interested members of the public that the Board of Directors of the above captioned District will hold a public meeting at 1300 Post Oak Boulevard, Suite 1400, Houston, Harris County, Texas, said address being an office and meeting place of the District.

The meeting will be held on Wednesday, April 19, 2017, at 11:00 a.m.

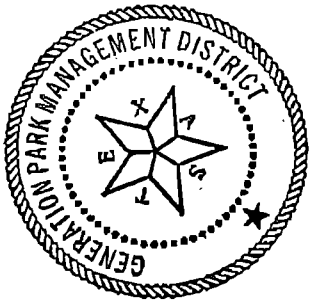
The Board shall consider and act upon the following matters:

1. Review and approve the minutes of the Board of Directors meeting held on March 21, 2017;
2. Evaluation of proposals for contract management for Redemption Square Parking Garage and recommendation of The Advisory Parking Group regarding same; authorize contract negotiations with selected offeror;
3. Bookkeeper's Report, including review of financial and investment reports and authorization of the payment of invoices presented;
4. Adoption of General Operating Budget for fiscal year ending April 30, 2018;
5. Engagement of auditor relative to preparation of audit report for fiscal year ending April 30, 2017;
6. Tax Assessor-Collector's Report, including authorizing payment of invoices presented and approving moving of accounts to uncollectible roll, as appropriate;
7. Report and legal action taken by the District's Delinquent Tax Collections Attorney, including authorizing foreclosure proceedings, installment agreements, and the filing of proofs of claim;
8. Adoption of Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes and authorize the delinquent tax attorney to pursue the collection of delinquent real property taxes beginning July 1, 2017, including the filing of lawsuits, as necessary;
9. Adoption of Resolution Authorizing Request to Harris County Appraisal District for Appraisal of Property as of May 1, 2017;
10. Report from Sales Tax Assurance LLC regarding District sales and use tax collections;

11. Operator's Report, including:
  - a. Authorizing the repair and maintenance of facilities;
  - b. Appeals of District charges and/or policies;
  - c. Referral of accounts for collection and approval of write-offs;
  - d. Compliance with permits and regulatory requirements, including discussion of any violations of same and review of notices of violations;
  - e. Status of installation of two 12-inch meter vaults on 16-inch distribution lines leaving the water plant; and
  - f. Status of replacement of water plant air compressor;
  
12. Adoption of new District Rate Order to (i) adjust water rates to account for the annual City of Houston CPI increase effective as of April 1, 2017, (ii) provide for a rate multiplier to be charged to customers exceeding their capacity commitment, (iii) accommodate alternative payment options, and (iv) include storm sewer system requirements;
  
13. Engineering Report, including:
  - a. Authorizing the design, advertisement for bids and/or award of construction contracts or concurrence in the award of a contract for the construction of water, sanitary sewer and drainage facilities, within the District, and authorize the acceptance of TEC Form 1295, including:
    - i) West Lake Houston Parkway, Phases 2, 3 and 4;
    - ii) Lockwood Utilities, Phase 2;
    - iii) Generation Parkway, Phase 1;
    - iv) S.PA South at Generation Park West;
    - v) Wastewater Treatment Plant Expansion, Phase 3;
    - vi) West Lake Detention Pond Outfall Flap Gate;
    - vii) Water Line Loop along Beltway 8 to West Lake Houston Parkway;  
and
    - viii) Spring Trace Ponds Emergency Overflow;
  - b. Status of construction contracts, including the approval of any pay estimates, change orders and/or acceptance of facilities for operation and maintenance purposes, including:
    - i) Water Well No. 1 and Spring Trace Pond Modification (Alsay Incorporated);
    - ii) Water Plant No. 1 Expansion (JTR Constructors, Inc.);
    - iii) Redemption Square Parking Garage (EE Reed Construction, L.P.);  
and
    - iv) Redemption Square Public Plaza (EE Reed Construction, L.P.);
  - c. Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District, and acceptance of facilities for operation and maintenance purposes, including:
    - i) Ratification of approval of Assignment of Easement Rights to CenterPoint Energy Houston Electric, LLC for power facilities along West Lake Houston Parkway;

- ii) Ratification of acceptance of Conveyance and Bill of Sale of Utility Facilities for the Board's approval in connection with the storm drainage and wastewater treatment plant outfall facilities constructed by Cooley Construction, LLC; and
    - iii) Discussion regarding acceptance of water and sewer lines from Lake Houston Beltway Associates, LLC to serve Westlake Marketplace;
  - d. Status of acceptance by Harris County of streets for maintenance, including:
    - i) Summer Creek Trace Drive;
    - ii) West Lake Houston Parkway;
    - iii) Weckford Boulevard; and
    - iv) Status of road repairs along West Lake Houston Parkway and Weckford Boulevard;
  - e. Status of Storm Water Quality Permits; authorize preparation and filing of applications for renewal of same;
  - f. Approval of Task Order from Design Workshop, Inc. for Landscape Design Services for West Lake Houston Parkway Streetscape from East Side of Bridge to Beltway 8 Frontage Road and acceptance of TEC Form 1295;
  - g. Status of recoating of the handrails for the bridge across the lake in the park by D.L. Meacham Construction, LP;
  - h. Status of installation of additional handrails along the deck at the lake by D.L. Meacham Construction, LP;
  - i. Status of installation of security gates by Angelo Inspection & Maintenance; and
  - j. Status of trenching and the installation of electrical conduit by Angelo Inspection & Maintenance, LLC;
- 14. Engagement of Jones-Heroy & Associates, Inc. to prepare Bond Application Report for District's fifth Bond Issue;
- 15. Ratification of acceptance of proposal from Key-Scape, LLC for maintenance of landscaping located on FMC Technology campus;
- 16. Consider proposal from Design Workshop to prepare a scope of work for all landscaping maintenance within the District;
- 17. Consider proposal from The Broadband Group ("TGB") for technology planning services and the approval and execution of a Consulting Services Agreement in connection therewith;
- 18. Authorize preparation of Interlocal Agreement with Harris County Flood Control Department relative to the maintenance of P-127-00 and P-127-03 within the District's boundaries;

- 19. Requests for utility commitments and authorize the acceptance of TEC Form 1295, for:
  - a. Lockwood Business Park;
  - b. Redemption Square Courtyard Marriot; and
  - c. Redemption Square Multi-Family Development;
- 20. Developer's Report;
- 21. Attorney's report, including:
  - a. Discussion regarding financing of economic development facilities, and the taking of any action necessary in connection therewith; and
  - b. Status of disbursement of proceeds from the District's Series 2015 Bonds to Kindron Holdings, LLC;
- 22. Recess to Executive Session to discuss matters relating to real property pursuant to §551.072, Texas Government Code; deliberation of economic development negotiations pursuant to §551.087, Texas Government Code; and to consult with the District's attorney pursuant to §551.071, Texas Government Code;
- 23. Reconvene in public session and the taking of any action on matters addressed in Executive Session;
- 24. Matters for possible placement on future agendas.



SCHWARTZ, PAGE & HARDING, L.L.P.

By: Joseph M. Schwartz/dsr  
 Joseph M. Schwartz  
 Attorneys for the District

*Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (713) 623-4531 at least three business days prior to the meeting so that appropriate arrangements can be made.*

**RECORDER'S MEMORANDUM:**  
 At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

Ston  
 County Clerk  
 Harris County, Texas

2017 APR 17 AM 8:52

FILED