

MINUTES
WILLOW FORK DRAINAGE DISTRICT

January 31, 2024

The Board of Directors (the "Board") of Willow Fork Drainage District (the "District") met by special session, open to the public, on the 31st day of January 2024, at the offices of Cinco Ranch Residential Property Association, 3022 Windemere Park Lane, Katy, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

John Savage	President
Gregg Nady	Vice President
Sarah Hubbell	Secretary
Alexander "Alec" Bray	Assistant Vice President
Joseph S. Robinson	Assistant Secretary

and all the above were present except Director Bray, thus constituting a quorum.

Also attending the meeting, either in person or by telephone, were: Stephanie Faulk, Dana Cleland, William Cary, Neill Hurley and Tim Kubiak, Board members of Cinco Municipal Utility District No. 12 ("MUD 12"); Craig Kalkomey and Shanna O'Hara of LJA Engineering ("LJA"); Yvonne Arceneaux, District Park Manager; Matt Klein and Maeve Burns of TBG Partners ("TBG"); and Harry H. Thompson, Katie Carner, Andrew Vaughan, Whitney Lington and Kim Cannon of Allen Boone Humphries Robinson LLP ("ABHR").

COMMENTS FROM THE PUBLIC

There were no comments from the public.

DISCUSS ADDITIONAL TRAIL, PARK, AND SAFETY PROJECTS, INCLUDING POTENTIAL JOINT PROJECTS WITH CINCO MUNICIPAL UTILITY DISTRICT NO. 12, AND AUTHORIZE APPROPRIATE ACTION

Mr. Thompson stated that the District had a washout incident requiring urgent repairs near Oxbow Lake. Mr. Kalkomey discussed the repairs, including associated sidewalk replacement and estimated the repair cost to be approximately \$20,000.00. Following review and discussion, Director Nady moved to authorize the repair of the washout and associated sidewalk replacement in an amount not to exceed \$20,000.00. Director Savage seconded the motion, which passed unanimously.

CENTRAL GREEN IMPROVEMENTS

Mr. Thompson updated the Boards on current and on-going projects at Central Green.

Mr. Thompson discussed the potential installation of a climate controlled green room and storage room at Central Green. Ms. Arceneaux discussed the success of the Central Green event series each year funded by MUD 12. She then discussed the need for a green room for staff and entertainers to use before and during Central Green events. Mr. Klein reviewed two proposed construction options and costs for the same. He stated the estimated cost range is \$175,000.00 to \$215,000.00. Following review and discussion, the MUD 12 Directors requested that this proposed project be placed on hold for further discussion. Copies of the construction plan options are attached.

Ms. Arceneaux requested the Directors consider the purchase and installation of a projector screen for Central Green movie nights. She stated that currently she rents a screen, and it would be more cost effective to purchase a projector screen. The Directors discussed sharing the total cost, which is approximately \$5,000.00. Following review and discussion, the Directors concurred to request a firm quote for the purchase and installation of a projector screen, subject to approval by LaCenterra.

Ms. Arceneaux also discussed potential installation of an LED screen near the restrooms to display the event schedule for Central Green. Mr. Thompson stated the estimated cost is \$23,000.00. After discussion, the MUD 12 Directors requested that this project be placed on hold.

GREEN SPACE LOCATED NEAR CINCO RANCH HIGH SCHOOL

The Directors discussed the green space located near Cinco Ranch High School, development options for the land and a partnership in funding and maintenance of the land. MUD 12 Director Cary noted that Katy Independent School District ("KISD") has stated they would not be interested in participating in any funding or maintenance costs for projects on the green space. The Directors reviewed proposed options for development of the green space, including pickle ball courts, parking lot, lighting, fencing, restrooms, and drainage improvements. Copies of the development options are attached.

The Directors then discussed a sidewalk project to be included in the KISD green space project survey and evaluation and requested a separate proposal for same.

Following review and discussion, Director Savage moved to authorize TBG to prepare a survey, evaluation, and detailed development plan of the green space as discussed, contingent on KISD's approval and authorize a member from the District to attend a meeting with KISD representatives and receive KISD's approval of development of the green space. Director Nady seconded the motion, which passed by unanimous vote. MUD 12 also authorized the same actions and to fund the TBG work in an amount not to exceed \$15,000 by a vote of 4-1 with Director Cleland opposed.

UNDERPASS AND TRAIL PROJECTS

The Directors discussed trail projects and funding still needed for trail projects, including safety improvements. MUD 12 Director Cleland reminded the Directors that MUD 12 already has committed to a \$100,000.00 contribution to the Cinco Ranch Boulevard Underpass project. Director Nady reviewed the current contributions for funding of pending trail projects and shortfalls for each, specifically the Cinco Ranch Boulevard Underpass project which is estimated to cost \$715,000.00 with a shortfall of approximately \$105,000.00. Director Nady noted that Grand Lakes has been approached for a contribution and he is awaiting a response. A copy of the WFDD trail project map is attached.

Director Nady then discussed two other underpass projects, one near Mason Road and another near Peek Road. Director Nady stated Fort Bend County will be installing HAWK signals at the Diversion Channel, Mason Road, Fry Road and Westheimer Parkway west of the YMCA. Discussion ensued regarding requests to Fort Bend County for contributions. Director Nady stated Fort Bend County has applied for the Highway Safety Improvement Program ("HSIP") funds to construct underpasses at the Diversion Channel, Mason Road, Fry Road and Peek Road at Buffalo Bayou. Following review and discussion, the MUD 12 Directors concurred for the District to discuss contributions with Fort Bend County and review funding related to HISP prior to any commitment from MUD 12 for the Mason Road and Peek Road underpass projects.

Following review and discussion, Director Savage moved approve an additional contribution to split the shortfall funding totaling \$105,000.00 with the District and MUD 12, pending the response from Grand Lakes regarding their contribution. Director Hubbell seconded the motion, which passed unanimously. MUD 12 also approved the same action by unanimous vote.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.




Secretary, Board of Directors

(SEAL)

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