

MINUTES OF SPECIAL MEETING  
NORTHAMPTON MUNICIPAL UTILITY DISTRICT  
HARRIS COUNTY, TEXAS

June 6, 2016

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

The Board of Directors (the "Board") of Northampton Municipal Utility District (the "District") of Harris County, Texas, met in special session, open to the public, at 7:00 p.m., on the 6th day of June, 2016, at the regular meeting place thereof, the Northampton Center, 6012 Root Road, Spring, Texas, within the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

E. C. Thomas	President
Bill Black	1st Vice President
W. Paul Schneider	2nd Vice President
Roger A. Flood III	Treasurer/Investment Officer
Scott Kirkpatrick	Director

All members of the Board were present.

Also present were Mr. Jim Sheffield, the District's General Manager; Mr. Al Peters, an employee of the District; Mr. Robb Clark of Hays Utility South Corporation, the District's Operator; Mr. Joshua Lee, P.E. and Ms. Sherry Grant, E.I.T. of Jones & Carter, Inc., the District's Engineers; Ms. Kristen Jarzanbek, resident of the District; Ms. Allison Marks and Mr. Joe Forster of Copperhead Publishing; Ms. Sylvia Sullivan of Oakmont Public Utility District Board of Directors; and Mr. John Wallace of Bacon & Wallace, L.L.P., the District's Attorney.

WHEREUPON, following a notation that notices of the meeting had been duly posted in accordance with law, copies of which are attached hereto as exhibits, the meeting was called to order.

PUBLIC COMMENTS

Ms. Alison Marks and Mr. Joe Forster with Copperhead Publishing, printers of the Northampton newsletter, introduced themselves to the Board. They reported that they were expanding their business and want to lease the space vacated by the Constables. Director Black stated he was not sure of the condition of the building. Ms. Marks and Mr. Forster stated they would like to lease the entire space, but had concern with the power and phone utilities. It was determined this will be discussed at the next regular Board meeting.

Director Schneider expressed concern that the space may be wanted for lease by some other resident. After discussion, the Board decided to consider leasing the 1<sup>st</sup> floor of the old fire station to Copperhead Publishing. Ms. Marks and Mr. Forster stated they will be prepared to discuss the terms of the lease with the Board at the next Board meeting.

Ms. Jarzanbek stated she wanted the swim team proposal for pool expansion displayed on the District's website. Director Flood stated there was a resident of the District who was upset about a large pipe going into Willow Creek. Josh Lee stated this was the Frenchak tract and the Harris County Flood Control District likely approved this outfall. He reported the pond's outfall was restricted to pre-developed amounts of sewage. Director Thomas said the pond was breached. Mr. Lee then noted the development was not located in the district.

### OATH OF OFFICE AND STATEMENT OF ELECTED OFFICER

Director Flood executed his Statement of Elected Officer and took his Oath of Office, copies of which are attached hereto as exhibits. Upon motion duly made and seconded, the Board voted unanimously to approve the Oath and Statement.

### RECONSTITUTION OF BOARD

Upon motion duly made and seconded, the Board voted unanimously to reconstitute the Board of Directors as follows:

E. C. Thomas	President
Bill Black	1st Vice President
W. Paul Schneider	2nd Vice President
Scott Kirkpatrick	Secretary
Roger A. Flood III	Treasurer/Investment Officer

### GENERAL MANAGER'S REPORT

Mr. Sheffield reported that the tree planting project is on hold. He then stated he will get the keys to the old fire station from the constables. He next reported he and members of his staff assisted residents on Creekview whose homes had been flooded. He said their assistance partially consisted of picking up wet carpet at an approximate cost of \$5,800. He noted the Maintenance Board will absorb part of this expense.

Mr. Sheffield reported the Northampton Center garage was flooded and some equipment was lost. He noted the insurance deductible is \$2,500. In addition, he stated two pool pump motors were lost at Northcrest and an insurance claim will be filed for these. Mr. Sheffield stated there had been a leak in a pool return line. He also stated that the Waterford Springs Apartments and Woods Edge Church had been flooded.

Mr. Sheffield reported that Spring Gardens Nursery wanted to consider a lease purchase of 8.2518 acres of flood plain land west of the WTP that is owned by the District. Director Black agreed to follow up on this matter.

ANNUAL INSPECTION REPORT

Josh Lee presented the Annual Facilities Inspection Report, a copy of which is retained in the District's permanent records. He stated the WTP Expansion is down to one punch list item. He said blower number 2 went out last week, the alarms were reset, and is running again. Mr. Clark stated the plant was back on line as of June 6, 2016. He then stated one blower is out for repair and a fan will be installed next week. Mr. Lee stated the report covers WP No. 1 and WP No. 2, offsite lift stations, Ditch 102, and Willow Creek sanitary sewer crossing. He noted that he has prepared the 10 year Capital Improvement Plan for these facilities.

JOINT USE AGREEMENT

Director Black stated he received an email from Mallory Craig requesting terms to continue the Joint Use of Recreational Facilities Agreement. He informed the Board that he and Mr. Wallace had drafted a preliminary agreement. The Board then reviewed the agreement.

Director Black stated the District is asking for \$200 per resident to provide access for the weight room, pools, and tennis courts. He stated parks are open to the public and building rentals. He said the District is spending just over \$300,000 per year (excluding rentals), and taking in \$110,000 in user fees from Northampton Municipal Utility District residents. He continued to say there are about 650 users in Northampton Municipal Utility District and about 1177 homes in Oakmont Public Utility District. Upon motion duly made and seconded, the Board voted unanimously to approve the draft agreement, subject to additional comments.

UPDATE NORTHAMPTON DIRECTORY

Directors Black and Schneider reminded the Board they are working on a strategy to update the Northampton residential directory using the Operator's database and then approach residents through the internet, website, and water bill to update information. They stated that they plan to contact every person who doesn't respond, and they proposed paying Copperhead Publishing to publish the directory at District expense. A question was raised about whether or not to include Auburn Lakes. Director Kirkpatrick asked why not do this project online. A discussion ensued regarding projected costs and organization of the project.



  
Secretary, Board of Directors