

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

September 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 September, 2016, at the special 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
Scott Kirkpatrick	Secretary
Roger A. Flood III	Treasurer/Investment Officer

All members of the Board were present, thus constituting a quorum.

Also present were Mr. Jim Sheffield, the District's General Manager; Mr. Al Peters and Ms. Lisa June, employees of the District; Ms. Sue McAfee, Ms. Deborah Strube, Mr. Dudley Allen and Mr. Greg Kachnovitz, residents of the District; 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.

COMMENTS FROM THE PUBLIC

Director Thomas invited comments from residents of the District. Sue McAfee expressed concerns about her high water bill and the inconsistency of bills among her neighbors. She informed the Board that she had performed several tests at her home to determine if there was a leak on her side of the meter. Ms. McAfee requested the Board take steps to determine why residents' bills fluctuated from month to month and why the water bills were so high. Director Black explained that if a meter was defective, it would inherently register a low water flow. Director Thomas then stated that a sprinkler system leak could be very difficult to detect. Director Schneider next suggested that Ms. McAfee read her meter on the same day each month and compare it to the usage listed on her the bill. Ms. McAfee next suggested the Board educate residents about water conservation, leak detection as well as explain how the water rates affected their water bills.

Dudley Allen informed the Board that his home was recently flooded for the second time. He stated that he had contacted Harris County Flood Control (“HCFC”) to determine if any measures could be taken to correct the flooding issues. He then expressed concerns about the San Jacinto River Authority causing the flooding situation. Director Black informed Mr. Allen that the information was incorrect, and he noted that it needed to be clarified. Director Black stated that based on the 60-foot elevation fall from the District to the river, no action by the San Jacinto River Authority could impose any consequences on rising water in Northampton or the immediate areas.

Mr. Allen then suggested the District deepen and widen the drainage to prevent further flooding of homes. He also asked the Board if the land behind the Wastewater Treatment Plant (“WWTP”) could be used for a detention pond. Director Thomas informed Mr. Allen that the recent floodwaters overran the bridge on Gosling crossing in Spring Creek, and he noted that a detention pond would not alleviate flooding in Northampton during this type of rain event.

#### APPROVAL OF MINUTES

Minutes of the meetings of the Board of Directors held August 10, 2016 and August 16, 2016 were presented for review and approval. Upon motion duly made and seconded, the Board voted unanimously to approve the minutes as presented.

#### GENERAL MANAGER’S REPORT

Jim Sheffield next presented the General Manager’s Report. The discussion of the Northampton Historical documentation was tabled. He explained to the Board that the District building was used for community organization meetings on a case by case basis. He next informed the Board that the District would continue to submit articles to Mrs. Allison Marks of Copperhead Publishing for publication. Mr. Sheffield then informed the Board that he would establish guidelines and requirements for all individuals and organizations using the District facilities which provide services for residents, including tennis, swimming, and weight training. He then stated he would meet with Director Schneider to discuss the guidelines.

#### ELEVATED STORAGE TANK

Josh Lee then asked the Board to consider the colors to use for painting the elevated storage tank. Director Schneider suggested the design be consistent with the new signage in the neighborhood. Upon motion duly made and seconded, the Board unanimously voted to paint the tank as suggested. The Board also agreed that Mr. Lee would provide a preliminary design at the next meeting.

#### ACCESS EASEMENT FOR WATER PLANT NO. 3

Mr. Lee presented the access easement for Board approval. Upon motion duly made and seconded, the Board voted unanimously to approve the proposed access easement for Water Plant No 3.

TCEQ RELEASE OF ESCROW FUNDS

Mr. Lee then presented the TCEQ Release of Escrow Funds for Board approval. Upon motion duly made and seconded, the Board voted unanimously to approve the Application for TCEQ Approval of Release of Escrow Funds.

AUDIT FOR SERIES 2016 ROAD BONDS

Upon motion duly made and seconded, the Board voted unanimously to approve an engagement letter for preparation of developer reimbursement audit. The report will be formally presented to the Board at the next regular meeting on September 19, 2016.

CENTERPOINT INTERCONNECT

Upon motion duly made and seconded, the Board voted unanimously to approve the CenterPoint interconnect application.

SPRING GARDEN NURSERY

Mr. Sheffield stated that Mr. Richard Giesche of Spring Garden Nursery had proposed to use the property under consideration for sale to him as a park. He then stated that he would schedule a tour for the Directors. Mr. Sheffield informed the Board that he would review and present the plans at a later date.

OTHER BUSINESS

Mr. Lee then informed the Board of a payment issue with the contractor concerning the WWTP. The Board then discussed the status of the District's new website and the status of the new directory. A launch date for September was set for the new directory and in late October the website. The Board next discussed the need to purchase computers to be used during meetings so that Directors could have access to pertinent documents and drawings. The Board also discussed the need to eliminate the distribution of hard copy documents received from consultants at the meetings.

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



  
Secretary, Board of Directors