

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

November 7, 2016

THE STATE OF TEXAS §
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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 7th day of November 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
Scott Kirkpatrick	Secretary
Roger A. Flood, III	Treasurer

All members of the Board were present, with the exception of Director E.C. Thomas, thus constituting a quorum.

Also present were Mr. Caleb Burson and Ms. Sara Burson of Accurate Meter & Supply; Mr. Richard Giese of Spring Gardens Nursery; Mr. Rob Clark of Hays Utility, the District's Operator; Messrs. Kurt Kirkpatrick, Ken English and Greg Kachnovitz, Trustees of the Northampton Maintenance Fund; Mr. Jim Sheffield, the District's General Manager; Mrs. Lisa June and Mr. Al Peters, employees of the District; Ms. Cheryl Brisbane, Ms. Kristen Jarzombek, Mr. John Needham, Ms. Teresa Sims, and Mr. Jeff Pratt, residents of the District.

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. At this time, the Pledge of Allegiance and an invocation were held.

COMMENTS FROM THE PUBLIC

There were no comments from the public.

APPROVAL OF MINUTES

Minutes of the meeting of the Board of Directors held on October 17, 2016 were presented for ratification. Upon motion duly made and seconded, the Board voted unanimously to approve the October 17, 2016 minutes.

MAINTENANCE FENCE REPAIR

Mr. Sheffield reported the wrought iron fence along the west side of Northcrest Drive from Root Road to Absey Printing needed to be replaced. The District's Engineer had confirmed

to the Board that the fence was on the County's property. Mr. Kirkpatrick, Mr. English, and Mr. Kachnovitz informed the Board that the Northampton Maintenance Fund was pursuing a project to replace certain developer-installed, decorative fencing along the perimeter entrances of the neighborhood so that the fencing would appear uniform. Mr. Kirkpatrick told the Board that the Maintenance Fund committee had no authority to dictate the type of fencing the District chooses for the entrance to the subdivision. He also stated that he supported the Maintenance Fund's decision to replace the fence along Northcrest Drive from Root Road with a wrought iron fence similar to the existing one. Jim Sheffield informed the Board that he had received a preliminary bid for the fence in the amount of \$9,300; however, he noted it did not include the gate that would be needed for the fence.

It was agreed that Mr. Sheffield and Mr. Kirkpatrick would work with the Fire Department and Northampton Automotive to facilitate the replacement and cost sharing for the fence on the east side of Northcrest at the entrance to the subdivision. Mr. Sheffield also stated he would obtain a preliminary cost estimate for replacing that fence as well.

Upon a motion duly made and seconded, the Board voted unanimously to replace the fence and gate along the west side of Northcrest from Root Road to Absey Printing.

GENERAL MANAGER'S REPORT

Richard Giese presented a plan for the 8.25-acre tract of land near Dovershire west of the Wastewater Treatment Plant. He proposed a nature walk along Willow Creek, which would be open to residents during daylight hours. He then offered the Board to tour the Spring Gardens Nursery tree farm so that they could view the property.

Director Flood suggested the District lease the property to maintain control of the property. Director Black noted that a lease agreement was suggested by Director Thomas; however, he noted the District would refer the matter to the District's Attorney. Director Black stated that the Attorney could determine if the proposal met the requirements for recreational purposes. Mr. Sheffield stated he would consult with Mr. Wallace regarding the sale of property versus leasing, and how the agreement could be structured to ensure the use of the land was enforceable.

Mr. Sheffield next addressed the need to send a letter to Northampton residents regarding the termination of the Joint Use Agreement with Oakmont PUD, and he noted it was time to send renewal forms for the recreation facility.

Director Black stated he was approached by Oakmont PUD Director regarding the possibility of an agreement to allow residents to use the tennis courts and swimming pools. He then stated that the Northampton Cuda's swim team no longer had a Northampton resident on its Board, and he noted the Board consisted of Auburn Lakes residents. Director Kirkpatrick stated he did not think there should be a special agreement for Auburn Lakes residents. Director Schneider mentioned that the District had a fiduciary responsibility to its residents to collect user fees from Auburn Lakes residents. Director Schneider also stated that the termination of the Joint Use Agreement would not affect the Auburn Lakes resident's children from swimming on the Cuda's team. Ms. June stated it would not affect the residents from participating in tennis leagues or lessons as well.

Mr. Sheffield presented and reviewed a draft letter for the Northampton Residents explaining the termination of the Joint Use Agreement. The Board then recommended minor changes to the draft letter and then agreed to allow Mr. Sheffield mail the termination letter.

Mr. Sheffield then discussed guidelines and policies for all instructors and coaches using the Northampton facilities, including weight training, swim team coaches, tennis instructors and water aerobics. He stated the policies would require instructors to provide proof of insurance and financial information regarding the programs.

ACCURATE METER PRESENTATION

Mr. Burson and Ms. Burson presented an overview of the Accurate Meter smart technology. He stated that the smart meter allowed residents the ability to access their account online and see a daily report of their water usage, and the system monitors water usage and notifies residents of possible water leaks. The Board was then informed that the smart meters had digital displays. They stated that the cost for smart meters was between \$245 and \$295 depending on the model. The Board was advised that there would be an additionally \$0.89 monthly fee for online access. It was also noted that meter reading would no longer be necessary; however, the new smart meter required training individuals on how to monitor the system. Mr. Clark informed the Board that a standard meter cost was \$130 and an additional \$0.34 to read the meters.

Mr. Burson explained that Badger Meter was a manufacturer of the smart meter technology, and they offered a startup package or test program that included the installation of ten meters and monitoring for four months in the amount of \$3,500. Ms. Sims encouraged the Board to emphasize the importance of water conservation to its residents.

OTHER MATTERS

Director Black next informed the Board of ground water in resident's yards in Northampton Forest. Mr. Pratt stated that water was pouring over the curbside and he checked his home for water leaks. He then informed the Board of a new sink hole. Mr. Hays stated it was confirmed that it was ground water. Director Black informed Mr. Pratt that the District's Engineer had been informed of the problem and was working on a solution.




Secretary, Board of Directors