

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

March 27, 2017

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 27th day of March, 2017 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, thus constituting a quorum.

Also present were Mr. Jim Sheffield, the District's General Manager and Ms. Lisa June, an employee 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.

COMMENTS FROM THE PUBLIC

There were no public comments.

GENERAL MANAGER'S REPORT

A discussion ensued among the Board regarding the availability of District funds for recreation improvements, repairs, and other projects. The Board indicated that additional information was required to determine whether enough funds would be available from the bond sale or surplus funds. The Board instructed Mr. Sheffield to review the proposed projects and discuss the funding capacity with Sherry Grant of Jones & Carter, Inc. for clarification.

Mr. Sheffield discussed the construction of the tennis backboard and youth court. Upon motion duly made and seconded, the Board voted unanimously to approve the project as presented. Mr. Sheffield informed the Board that the six tennis courts would also need to be resurfaced at an estimated cost of \$36,000. Upon motion duly made and seconded, the Board voted unanimously to approve resurfacing the tennis courts.

Mr. Sheffield next discussed the plans for a shade structure at the Northcrest pool. He said the structure would be placed over the old baby pool area and it would cover 28 feet in diameter. He stated there would be built-in benches placed along the backside of the structure. Mr. Sheffield informed the Board that he had received a bid from Guthrie Buildings in the amount of \$43,000 for the metal structure; however, he recommended the Board consider building a wooden structure made of Hardy plank, stone, and shingles instead of the metal structure. He then noted if the District used an outside contractor the project was estimated to be \$36,000. Mr. Sheffield suggested the Board consider using in-house personnel to build the structure which would cost the District approximately \$15,000 versus \$36,000 if an outside contractor was used. Upon a motion duly made and seconded, the Board voted unanimously to approve the build out of the shade structure by District employees.

With regard to the restroom facility at West Park, Mr. Sheffield stated that the park and pier would be utilized more with the addition of restrooms. He informed the Board that the District already had the architectural plans for the facilities, and he stated water, sewer, and electricity was already available at the site as well. Mr. Sheffield said the restrooms would be located behind Absey Press, and he estimated the cost to be \$26,000. Upon motion duly made and seconded, the Board voted unanimously to approve building the restroom facilities at West Park. Mr. Sheffield stated he would research ways to secure the facilities. He then discussed the need to improve the aging restroom facilities at the Northcrest Park and playground area. The Board discussed the need for various improvements including demolishing the existing restrooms and rebuilding a new, slightly larger restroom facility in its place. Mr. Sheffield said that he would investigate whether the project was feasible to remodel or rebuild the facilities. He stated the estimated cost would be \$50,000.

Mr. Sheffield next discussed the splash pad project at the Inway Pool. He informed the Board that Hancock Pools had submitted a design and estimate in the amount of \$108,200 for the splash pads, and he noted the design incorporated a larger area with more features than previous bids for less than other estimates. The Board then reviewed the plans. Upon motion duly made and seconded, the Board voted unanimously to approve the construction of the splash pads at the Inway Pool.

Mr. Sheffield addressed the need for re-decking both pools due to their age and condition. He stated that the project would cost approximately \$24,000. Upon motion duly made and seconded, the Board voted unanimously to approve re-decking of the Inway and Northcrest pools.

Mr. Sheffield recommended that the Board consider repairing both diving boards at Inway and Northcrest pools or replacing the diving boards with slides. He stated the estimated cost to repair the diving boards was \$4,500. A discussion ensued among the Board. The Board then indicated they believed the residents would prefer to keep the diving boards. Upon motion duly made and seconded, the Board voted unanimously to approve the repair of the diving boards at the Northcrest and Inway pools. The Board then asked Mr. Sheffield to create a project timeline for the approved projects, and they noted some of the projects would be completed according to seasonal and fluctuating demands on the facilities.

Director Black discussed ideas for enhancing the trails at Inway. He proposed extending the trails along Willow Creek to Gosling Road. He also recommended pulling back the decomposed granite along the existing trails within the retainer boards. Mr. Sheffield stated the

expansion of the trails was possible; however, he noted the cost to repair or replace the culverts in the area for better drainage was approximately \$2,300. Mr. Sheffield stated that Mr. Bryan Frenchak needed to repair and restore the bank along the south side of Willow Creek. Mr. Sheffield stated that Josh Lee would contact Mr. Frenchak and Harris County Flood Control Division regarding the matter.

The Board then discussed additional parking spaces at Northcrest Park. Mr. Sheffield informed the Board that possibly twelve more spaces could be constructed for about \$25,000.

OTHER MATTERS

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



  
Secretary, Board of Directors