

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

October 2, 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 2nd day of October, 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
W. Paul Schneider	1st Vice President
Ryan Bennett	2nd Vice President
Scott Kirkpatrick	Secretary
Roger A. Flood, III	Treasurer

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

Also present were Mr. Josh Lee, P.E. of Jones & Carter, Inc., the District’s Engineer; Mr. Jim Sheffield, the District’s General Manager; Ms. Lisa June and Mr. Al Peters, employees of the District; Ms. Terri Lynn Smith and Ms. Dianna Baskett, 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.

PUBLIC COMMENTS

Terri Smith expressed her concerns regarding the recent flood and future construction in Hampton Creek. She asked the Board about what would be done in the future taking into consideration the recent flood events. Director Thomas explained the magnitude of the storm, and he stated it was unprecedented and the government had not planned for the catastrophic rains. Director Thomas stated all of the property developed in Hampton Creek met Harris County Flood Control (“HCFC”) requirements, and he noted if HCFC changed the requirements any new development would be required to meet the new regulations. Director Thomas next suggested that all residents have a plan to mitigate future damages by moving valuable items and important paperwork upstairs. Mr. Lee stated that municipality districts did not set the drainage requirements; however, all developments within the District were required to meet HCFC, City and County requirements.

## GENERAL MANAGER'S REPORT

Jim Sheffield reviewed the debris hauling efforts. He stated both private companies hired by the District had finished removing the debris. He informed the Board that a dumpster had been placed at the rear of the Inway parking lot for residents' and contractors' to use for additional debris. Mr. Sheffield stated the total cost of debris removal for residents was \$84,000 and \$4,000 for District property.

Mr. Sheffield informed the Board that the fence had been repaired at the Wastewater Treatment Plant No. 1. He stated he had been contacted by a private contractor working for HCFC, and they had requested access to Willow Creek through the District property to clear the remaining debris. Mr. Sheffield informed the Board that he planned to meet with the contractor on October 3, 2017. He also stated the County was concerned about the shift in Willow Creek due to the flood waters as it pertained to the construction of the bridge over the creek on Gosling. Director Thomas suggested the District obtain the plans for the bridge from Harris County before construction.

Mr. Sheffield informed the Board that all trails at Inway had been cleared and reopened. He reported that one of the air conditioning units at Inway was not operating due to the flood, and he would obtain an estimate for repairs or replacement. Mr. Sheffield informed the Board that the stated the circuit board for the sliding door at the fitness center had to be repaired.

Mr. Sheffield reported that the new pool deck had been completed. He informed the Board that the last phase of construction on the new shade structure was the installation of the metal roof. Mr. Sheffield informed the Board that the steps would be rerouted down from the pavilion to the pool deck. He stated the splash pad had been completed except for the replacement of one of the motors which had malfunctioned. Mr. Sheffield then informed the Board that he planned to open the splash pad this month.

Mr. Sheffield informed the Board that the tennis courts resurfacing project was behind schedule due to the rain; although, four of the six courts had been completed. He stated the new backboard area would be surfaced once courts five and six are resurfaced.

With regard to Hampton Creek, Mr. Sheffield informed the Board that the park plans were delayed due to the rain, and it would affect the construction of the bridge over Willow Creek. A discussion ensued among the Board, and the Board next agreed to conduct a new survey of the residents in Hampton Creek to obtain feedback concerning the construction of park amenities.

## DEFINED AREA UNLIMITED TAX ROAD BONDS

This item was tabled for future discussion.

## SMART METERS

The Board next discussed the installation of Smart Meters and the implementation plan to install of the meters. Mr. Lee and Mr. Clark agreed to meet with the representative of Accurate Meter & Supply to determine the most cost-efficient way to proceed with the installation. Upon

a motion duly made and seconded, the Board unanimously approved the installation of Smart Meters throughout the District.

RESOLUTION AUTHORIZING APPLICATION FOR TCEO APPROVAL OF USE OF SURPLUS FUNDS

Upon a motion duly made and seconded, the Board voted unanimously to approve a Resolution Authorizing Application for TCEQ Approval of Use of Surplus Funds.

OTHER MATTERS

Mr. Lee reviewed the road bond issue Summary of Costs. He informed the Board that he had discussed the bond issue with Steve Eustis regarding the estimated value. Mr. Lee stated in April the uncertified values were \$110,000,000; however, they since had decreased by \$2,000,000. Mr. Lee informed the Board that at least \$115,000,000 certified value was needed to proceed with a road bond issue.

Mr. Lee reported that his office had submitted the required documentation to Federal Emergency Management Agency ("FEMA") for public assistance due to the expenditures the District incurred from the hurricane. Mr. Lee informed the Board that the application included all expenses incurred by the District and the expenses to help residents with the debris removal. Mr. Sheffield stated he intended to submit a letter to Precinct 4 Commissioner Cagle's office outlining the details of the partnership with the County for the residential debris removal.

OTHER MATTERS

There being no other matters to come before the Board, the meeting was adjourned.



  
Secretary, Board of Directors