

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 20

Minutes of Meeting of Board of Directors

May 7, 2019

The Board of Directors of Northwest Harris County Municipal Utility District No. 20 (the “District”) met at the board's regular meeting place on May 7, 2019, in accordance with the duly posted notice of said meeting, with a quorum of directors present as follows:

Brian R. Wright, President
Robert W. Skinner, Vice President
Kenneth R. Ross, Secretary
John M. Dougrey, Jr., Assistant Secretary
Gregory L. Jackson, Assistant Secretary

and being absent:

None

Also present were Wendi Devita of Myrtle Cruz, Inc., Cindi Winski of Equi-Tax, Inc., Eric Thiry of Environmental Development Partners, L.L.C., Jack Miller, P.E. of R. G. Miller Engineers, Mark W. Brooks of Young & Brooks, Charles Crane and Bradley Eicholz of Ascension CRED, Tom Radom of Radler Enterprises, Kristen McDade and Matt Davis of Bercadia, Charles Gaimari of the Olde Oaks HOA, and Olde Oaks resident Norman Nelson.

The meeting was called to order and declared open for such business as might come before the board.

APPROVAL OF MINUTES

Upon motion duly made, seconded and unanimously carried, the minutes of the prior meeting of April 2, 2019 were approved as presented.

COMMENTS FROM THE PUBLIC

The board recognized Tom Radom of Radler Enterprises (“Radler”) and Charles Crane of Ascension CRE (“Ascension”), who presented a request for water supply and wastewater treatment capacity to serve a proposed new 312± unit apartment project on the southerly 13 acres of the undeveloped 27 acres owned by Radler. Engineer Jack Miller reported that the capacity requested would require approximately 235 equivalent single family connections (ESFC’s), and that after the proposed charter school project, the District will have wastewater treatment capacity remaining available only for approximately 80 ESFC’s. The board discussed various options to increase the District’s available capacity, and after discussion, upon motion duly made, seconded and unanimously carried, board authorized the District’s engineers to submit a proposal to Radler and

Ascension for a study to determine whether additional wastewater treatment capacity could be made available. The board asked that Mr. Miller contact the other plant participants for a preliminary indication as to whether they have surplus wastewater treatment capacity that could be made available. After discussion was concluded, the Radler and Ascension representatives excused themselves from the meeting.

District resident Norman Nelson urged the board to exercise caution with respect to the proposed apartment project so that new development does not exacerbate existing flooding conditions.

Olde Oaks HOA representative Charles Gaimari asked whether the District would consider taking over the trash collection contract for the portion of Olde Oaks located within the District. He stated that MUD 44 and Bammel UD are open to this idea for the portions of Olde Oaks located in those districts. The total annual HOA fee is currently about \$630, and they would like to reduce it by the amount now included for trash collection. The board asked that the HOA consider an arrangement under which the District bills for trash collection but the HOA manages the trash collection contract. Mr. Gaimari indicated that he would review this option with the HOA board.

TC JESTER LIGHTS

Board member John Dougrely recommended turning on three more streetlights on TC Jester adjacent to the apartments. District resident Norman Nelson advocated also turning on the two street lights closest to FM 1960, and moving the street light that is currently at TC Jester and Aspen Bend closer to the mailbox cluster between Aspen Bend and Amber Forest. After discussion, upon motion duly made, seconded and unanimously carried, the board authorized Mr. Dougrely to review and decide on whether to have the additional lights turned, and whether to ask that the pole by the mailboxes be moved.

RATE ORDER

After discussion, upon motion duly made, seconded and unanimously carried, the board adopted the attached Resolution for Adoption of Rate Order to implement new NHCRWA fees.

CONSULTANTS MONTHLY REPORTS

Cindi Winski of Equi-Tax, Inc., the District's tax assessor, reported as to the status of District tax collections. Ms. Winski reported that the District is 98.6% collected for 2018 taxes. After discussion, upon motion duly made, seconded and unanimously carried, the board approved the tax assessor's monthly report and payment of the tax bills presented.

Wendi Devita of Myrtle Cruz, Inc., the District's bookkeeper, presented their monthly report. She also presented to the board a list of bills for the approval of payment, a copy of which is attached hereto. After discussion, upon motion duly made, seconded and unanimously carried, the

board approved said bills and ordered checks issued on the appropriate District accounts in payment thereof.

Eric Thiry of Environmental Development Partners, L.L.C. (EDP), the District's operators, presented their monthly report as to District operations and facilities. Mr. Thiry reviewed the report with the board and responded to questions.

Mr. Thiry recommended replacement of the front gate and the lift pump controller at the wastewater treatment plant. After discussion, the board requested that EDP solicit proposals for this work from additional contractors and provide copies to the board for review and a decision at the next board meeting.

Mr. Thiry presented and reviewed the following:

- Semi-annual testing of the water wells
- The 2018 Water Quality (Consumer Confidence) Report
- The annual Identity Theft Prevention Program Report
- Results of the recently completed water valve survey

Mr. Thiry recommended and after discussion, upon motion newly made, seconded and unanimously carried, the board authorized water valve and stack repairs at a total cost not to exceed \$55,000. The board asked for a monthly status report as EDP proceeds with the work.

Mr. Thiry presented a request made on behalf of the customer at 3114 Mountain Oak Court for an adjustment to their bill from the District for service last September, which was unusually high due to a leak that has since been repaired. After discussion, the board asked that EDP request confirmation that the party requesting the adjustment had attempted to contact the operator after the leak was detected.

Jack Miller, P.E. of R. G. Miller Engineers, the District's engineers, distributed a written summary engineer's report for the meeting reflecting the status of various projects that the engineers are working on for the District. Mr. Miller reviewed his report with the board and responded to questions.

Mr. Miller recommended, and upon motion newly made, seconded and unanimously carried, the board approved the following in connection with pending District construction contracts:

- Pay Estimate No. 7 to Paradalis Industrial Enterprises on their contract for the GST rehab project in the amount of \$27,998.08.
- Change Order No. 2 on the contract with R&B Group for the sludge press rehab project, to add replacement of the wash-water pump and starter, and to raise the sludge and polymer pumps, at a total contract price increase of \$9,379.

The board discussed and agreed to entertain an offer from Performance Charter School for the District's remote well site at the northeast corner of the property that the school is developing.

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

Secretary, Board of Directors

Attachments: Resolution for Adoption of Rate Order
Bookkeepers Report