

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 82

December 17, 2018

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 82 (the "District") met in regular session, open to the public, on December 17, 2018, inside the boundaries of the District, at 2328 North Spring Drive, Spring, Texas, and the roll was called of the members of the Board:

Jerry Chesnutt	President
Matthew Hoffpauir	Vice President
Don Hays	Secretary
Gary Sundstrom	Assistant Vice President
Jack Abercia, Jr.	Assistant Secretary

and all of the above were present except Director Hays, thus constituting a quorum.

Also present were David Wright of TNG Utility Corp. ("TNG"); Michelle Lofton of ETI Bookkeeping Services; Erik Spencer of Van De Wiele & Vogler, Inc. ("Van De Wiele"); Larry Kupstas of Aurous Development Services, Ltd; Vickey Sullivan of Equi-Tax, Inc.; Barbara Nussa of Republic Services, Inc.; Corporal Gonzales and Deputy Esparza of the Harris County Constable's Office, Precinct 4; Juanita Orsak of Pulte Homes; Todd Lofton, guest of Michelle Lofton; Bea Chesnutt, District resident; April Wright, guest of David Wright; Tonya Lang, District resident; and Hannah Brook and Jane Miller of Allen Boone Humphries Robinson LLP ("ABHR").

APPROVE MINUTES

The Board considered approving the minutes of the November 26, 2018, regular meeting. After review and discussion, Director Hoffpauir moved to approve the minutes of the meeting. Director Sundstrom seconded the motion, which passed unanimously.

COMMENTS FROM THE PUBLIC

There were no comments from the public.

TAX ASSESSMENT AND COLLECTIONS

Ms. Sullivan reviewed the tax assessor/collector's report, a copy of which is attached, and the bills presented for payment. The Board reviewed the Strategic Partnership Agreement revenue report, a copy of which is attached. Ms. Sullivan reviewed a tax refund request from Jose Zavala, d/b/a Espresso Cab, in the amount of \$431.57 for personal property taxes. She said there was an error made by the Harris County Appraisal District.

After review and discussion, Director Sundstrom moved to: (1) waive the penalties and interest in the amount of \$176.63 for Jose Zavala, d/b/a Espresso Cab personal property account; and (2) approve the tax assessor/collector's report. Director Abercia seconded the motion, which passed unanimously.

SECURITY AND CONSTABLE'S REPORT

Deputy Esparza reviewed the security report, a copy of which is attached.

The Board considered approving the Interlocal Agreement for Law Enforcement Services with Harris County for one sergeant and six deputies for the period beginning March 1, 2019, and ending February 29, 2020. After discussion, the Board deferred action until the January Board meeting.

GARBAGE AND RECYCLING

Ms. Nussa reviewed the November Customer Service Report, a copy of which is attached. Ms. Nussa said she will have the 2019 garbage and recycling calendar for Board approval next month. After discussion, Director Abercia moved to accept the garbage and recycling report. Director Sundstrom seconded the motion, which passed by unanimous vote.

OPERATION OF DISTRICT FACILITIES

Mr. Wright presented the operator's report, a copy of which is attached, and reviewed the Water Production Report, the Esplanade Water Usage Report, and the Billing and Collections Report. He said four new taps were installed during the prior month. The Board reviewed the report on builder back charges. Mr. Wright discussed District operations and maintenance.

Mr. Wright said the Texas Commission on Environmental Quality ("TCEQ") inspected the wastewater treatment plant on August 22, 2018. He discussed a Notice of Violation from the TCEQ citing a failure to locate a full-face self-contained breathing apparatus or air respirator outside the chlorination room and for failure to demonstrate the use of an approved method of disinfectant analysis. Mr. Wright said TNG will respond to the TCEQ by the December 29, 2018, deadline.

The Board reviewed the delinquent accounts and utility cut-off list. Ms. Lang addressed the Board and stated she lost her job and could not keep up with the payment plan. She said she received a disconnect notice, but has not been disconnected yet. Mr. Wright said disconnections will not occur until January, after the holiday. Ms. Lang said she understands her water will be disconnected if she misses a payment. The Board discussed separate payment plans for Ms. Lang, one for water service and one for penalties and fees.

Following review and discussion, Director Sundstrom moved to approve the operator's report and two payment plans for Ms. Lang. Director Abercia seconded the motion, which passed unanimously.

CONDUCT HEARING ON TERMINATION OF WATER SERVICE

Mr. Wright presented a list of delinquent customers to the Directors and reported the residents on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to the meeting of the opportunity to appear before the Board of Directors to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment. Following review and discussion, Director Sundstrom moved to authorize termination of delinquent accounts in accordance with the District's Rate Order, in January, after the holiday, and direct that the delinquent customer list be filed appropriately and retained in the District's official records. The motion was seconded by Director Abercia and passed by unanimous vote.

FINANCIAL AND BOOKKEEPING

Ms. Lofton presented the bookkeeper's report, including the investment report, a copy of which is attached, and reviewed the bills presented for payment. After review and discussion, Director Abercia moved to approve the bookkeeper's report. Director Hoffpauir seconded the motion, which passed by unanimous vote.

EMINENT DOMAIN REPORT

Ms. Brook discussed filing an updated Eminent Domain Report with the Texas Comptroller. She said the report has been filed on the District's behalf pursuant to state regulations.

ENGINEERING

Mr. Spencer presented the engineering report, a copy of which is attached.

EASEMENTS AND DEEDS, CONSENTS TO ENCROACHMENT, UTILITY COMMITMENTS

The Board considered approving a utility reservation for water and sewer for an auto repair shop and a washateria on North Spring. Mr. Spencer said three connections were requested. After discussion, and based on the engineer's recommendation, Director Abercia moved to approve the utility commitment for the auto repair shop and washateria. Director Hoffpauir seconded the motion, which passed by unanimous vote.

BRECKENRIDGE PARK, SECTION 2

Mr. Spencer reported on Breckenridge Park, Section 2. He said the project is in the Harris County one-year warranty period until April 21, 2019.

BRECKENRIDGE PARK, SECTION 1, PARTIAL REPLAT NO. 3, WATER, SEWER AND DRAINAGE

Mr. Spencer reported on Breckenridge Park, Section 1, Partial Replat No. 3, water sewer and drainage. He had no pay applications to present to the Board.

BRECKENRIDGE PARK, SECTION 11, WATER, SEWER AND DRAINAGE

Mr. Spencer reported on Breckenridge Park, Section 11, water, sewer and drainage.

BRECKENRIDGE FOREST, SECTION 12

Mr. Spencer reported on Breckenridge Forest, Section 12. He said proposals are being solicited for storm water pollution prevention services.

Mr. Spencer reported on clearing and grubbing for Breckenridge Park, Section 12. He presented and recommended for approval Pay Application No. 2 and Final in the amount of \$20,976.70. Mr. Spencer recommended the Board accept the project.

Mr. Spencer reported on construction of Breckenridge Forest, Section 12, water, sewer and drainage facilities. He presented and recommended for approval Pay Application No. 1 in the amount of \$316,223.22, submitted by Fellers and Clark.

BRADBURY FOREST SECTIONS 8, 9 AND 10

Mr. Spencer reported on clearing and grubbing for Bradbury Forest, Sections 8, 9 and 10. He had no pay applications to present to the Board.

Mr. Spencer reported on water, sewer and drainage for Bradbury Forest, Sections 8, 9 and 10. He said the contracts are presented today for execution.

Mr. Spencer reported on Bradbury Forest, Sections 8, 9 and 10 detention. He had no pay applications to present to the Board.

SANITARY SEWER REPAIRS IN SPRING RIDGE

Mr. Spencer reported on sanitary sewer repairs in Spring Ridge. He had no pay applications to present to the Board.

LIFT STATION NO. 3

Discussion ensued regarding lift station no. 3 to serve Spring Independent School District. Mr. Spencer said plans have been submitted to Harris County for approval.

WASTEWATER TREATMENT PLANT EXPANSION

Mr. Spencer reported on the wastewater treatment plant expansion. He said preliminary engineering is underway.

SURPLUS FUNDS

Mr. Spencer said a letter to the TCEQ requesting authorization to use funds to purchase facilities is being prepared.

GIS MAPPING

Mr. Spencer said the next GIS mapping update will occur after Breckenridge Park Replat No. 3, Bradbury Forest, Section 8 and Breckenridge Forest, Section 12 are constructed.

CONNECTION AND CAPACITY UPDATE

Mr. Spencer reported on the equivalent single family connections in the District.

NORTHSPRING RECREATION CENTER DRAINAGE IMPROVEMENTS

Mr. Spencer reported on the Northspring Recreation Center Drainage Improvement project. He had no pay applications to present to the Board.

DESIGN, CONSTRUCTION AND DEVELOPMENT IN THE DISTRICT

Mr. Spencer said a meeting was held with TMK regarding mowing issues.

Mr. Spencer discussed improving energy consumption at the wastewater treatment plant.

BOND APPLICATION

There was no report on this matter.

After review and discussion, and based on the engineer's recommendation, Director Hoffpauir moved to: (1) approve Pay Application No. 1 in the amount of \$316,223.22 for Breckenridge Forest, Section 12, water, sewer and drainage; (2) approve Pay Application No. 2 and Final in the amount of \$20,976.70 for clearing and grubbing Breckenridge Forest, Section 12; (3) accept the Breckenridge Forest, Section 12 clearing and grubbing project; and (4) accept the engineer's report. Director Abercia seconded the motion, which passed by unanimous vote.

ANNEXATION MATTERS

Ms. Orsak discussed a possible annexation of 59 acres. She discussed the type of project and lot sizes. After discussion, Director Sundstrom authorized ABHR to prepare the annexation agreement and the District engineer to prepare a feasibility report, subject to receipt of a \$15,000 annexation deposit. Director Abercia seconded the motion, which passed by unanimous vote.

NORTH HARRIS COUNTY REGIONAL WATER AUTHORITY ("NHCRWA")

Mr. Abercia reported on the NHCRWA.

WEBSITE

Director Sundstrom reported on the website. After discussion, The Board authorized ABHR to obtain proposals from website designers and managers.

DEVELOPER'S REPORT

Mr. Kupstas reported on development in the District.

FINANCING AND REIMBURSEMENT AGREEMENTS; ASSIGNMENTS AND CONSENTS TO ASSIGNMENT

There was no discussion on this matter.

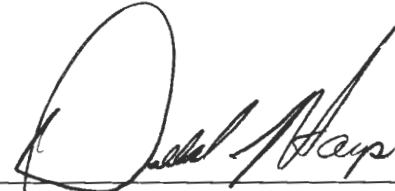
ACTION TAKEN DURING THE MONTH

There was no discussion on this matter.

DIRECTOR AND DISTRICT CONSULTANT REPORTS ABOUT DISTRICT OPERATIONS

The Board discussed the next Board meeting on January 28, 2019.

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



Secretary, Board of Directors

(SEAL)



ACTION LIST

1. TNG will reconcile the NHCRWA pumpage fees.
2. TNG will reconcile the report on on-line utility payments.
3. TNG will follow up on the back charges to Ryland Homes.
4. ABHR will obtain website proposals.
5. Ms. Nussa will have the 2019 garbage and recycling calendar prepared.
6. TNG will respond to the TCEQ regarding the violation.
7. TNG will prepare separate payment plans for Ms. Lang.
8. ABHR will prepare annexation letter for Pulte Homes.

LIST OF ATTACHMENTS

	<u>Page</u>
tax assessor/collector's report	1
security report	2
November Customer Service Report	2
Operator's Report.....	2
bookkeeper's report.....	3
engineering report	3