

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 82

January 28, 2019

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 January 28, 2019, inside the boundaries of the District, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas, and the roll was called of the members of the Board:

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

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

Also present were Steve Reifel of TNG Utility Corp. ("TNG"); Michelle Lofton of ETI Bookkeeping Services; Erik Spencer of Van De Wiele & Vogler, Inc. ("Van De Wiele"); Adam Kupstas of Aurous Development Services, Ltd; Vickey Sullivan of Equi-Tax, Inc.; Barbara Nussa of Republic Services, Inc.; Shannon Waugh of Off Cinco; Deputy Lindley of the Harris County Constable's Office, Precinct 4; Juanita Orsak of Pulte Homes; and Hannah Brook and Sharon Covan of Allen Boone Humphries Robinson LLP ("ABHR").

APPROVE MINUTES

The Board considered approving the minutes of the December 17, 2018, regular meeting. After review and discussion, Director Abercia moved to approve the minutes of the meeting. Director Hoffpaur seconded the motion, which passed unanimously.

COMMENTS FROM THE PUBLIC

There were no comments from the public.

WEBSITE

Ms. Waugh distributed information regarding monthly website hosting and maintenance options by Off Cinco a copy of which is attached. She reviewed the cost of website design and additional options. After discussion, the Board agreed to continue discussion of the website at the February meeting.

SECURITY AND CONSTABLE'S REPORT

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

INTERLOCAL AGREEMENT FOR LAW ENFORCEMENT SERVICES

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, Director Abercia moved to approve the Interlocal Agreement. Director Sundstrom seconded the motion, which passed by unanimous vote.

GARBAGE AND RECYCLING

Ms. Nussa reviewed the December Customer Service Report, a copy of which is attached. Ms. Nussa presented the 2019 garbage and recycling calendar. Discussion ensued regarding including a copy of the calendar water bills in customer water bills and posting a copy on the District's website. After review discussion, Director Sundstrom moved to: (1) authorize TNG to include the 2019 garbage and recycling calendar in the water bill (2) authorize posting the calendar on the District's website; and (3) accept the garbage and recycling report. Director Hoffpauir seconded the motion, which passed by unanimous vote.

OPERATION OF DISTRICT FACILITIES

Mr. Reifel 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 and a total of 251 taps were installed during 2018. Mr. Reifel discussed District operations and maintenance. Mr. Reifel said TMK Enterprises inspected the fence pickets and determined only a few pickets were damaged by vines. He said homeowners are asking for additional fence repairs beyond what is being recommended by TMK Enterprises and TNG and homeowners were invited to attend a Board meeting to discuss the matter.

Mr. Reifel said on Sunday, January 27, 2019, a manhole at 24131 Azure Sky collapsed and a man mowing his yard stepped into the open manhole and was taken to a hospital. He said the manhole has been covered with wood and will be replaced. Mr. Reifel said he will notify the District's insurance company of the incident.

Mr. Reifel said TNG will proceed with the valve survey and the work to change out water meters registering over one million gallons of water is almost complete. The Board reviewed the delinquent accounts and utility cut-off list. Director Sundstrom asked TNG to reconcile the on-line payments and report to the Board at the next meeting.

Following review and discussion, Director Sundstrom moved to approve the operator's report. Director Abercia seconded the motion, which passed unanimously.

CONDUCT HEARING ON TERMINATION OF WATER SERVICE

Mr. Reifel 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, and direct that the delinquent customer list be filed appropriately and retained in the District's official records. The motion was seconded by Director Hays and passed by unanimous vote.

ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") WINTER CONFERENCE, APPROVE REIMBURSEMENT OF ELIGIBLE EXPENSES, AUTHORIZE ATTENDANCE AT SUMMER CONFERENCE

The Board discussed the AWBD winter conference. After review and discussion, Director Sundstrom moved to approve the reimbursement to Directors for eligible AWBD winter conference expenses, subject to final review by the bookkeeper for compliance with the District's travel guidelines, and authorize Board members to attend the summer conference in Fort Worth, Texas from June 13-16, 2019. Director Abercia seconded the motion, which 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. She said the draft budget for the fiscal year end March 31, 2020, is presented for review by the Board and consultants. After review and discussion, Director Abercia moved to approve the bookkeeper's report. Director Hays seconded the motion, which passed by unanimous vote.

ANNUAL DISCLOSURE STATEMENTS FOR INVESTMENT OFFICER AND BOOKKEEPER

Ms. Brook said the annual disclosure statement discloses relationships of the bookkeeper and investment officer with entities or individuals who are offering, have offered, or may offer to engage in an investment transaction with the District. After review and discussion, Director Hoffpauir moved to accept the disclosure statements from the District's bookkeeper, Michelle Lofton, and from the investment officer, Kenneth Byrd, and authorize filing the disclosure statements with the Texas Ethics Commission and in the District's official records. Director Hays seconded the motion, which passed unanimously.

ANNUAL REPORT REGARDING POST-ISSUANCE COMPLIANCE POLICY

Ms. Brook reported on the District's compliance activities during the prior calendar year related to bond financings. She stated no corrective action is required at this time.

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. After review and discussion, Director Sundstrom moved to approve the tax assessor/collector's report. Director Abercia seconded the motion, which passed unanimously.

ENGINEERING

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

EASEMENTS AND DEEDS, CONSENTS TO ENCROACHMENT, UTILITY COMMITMENTS

There was no discussion on this matter.

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 presented and recommended for approval Pay Application No. 1 in the amount of \$168,853.00, submitted by Fellers & Clark, L.P.

BRECKENRIDGE PARK, SECTION 11, WATER, SEWER AND DRAINAGE

Mr. Spencer reported on Breckenridge Park, Section 11, water, sewer and drainage. He said the City of Houston has accepted the project.

BRECKENRIDGE FOREST, SECTION 12

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

BRADBURY FOREST SECTIONS 8, 9 AND 10

Mr. Spencer reported on clearing and grubbing for Bradbury Forest, Sections 8, 9 and 10. He presented and recommended for approval Pay Application No. 5 in the amount of \$41,472.00, submitted by Lindsey Construction.

Mr. Spencer reported on water, sewer and drainage for Bradbury Forest, Sections 8, 9 and 10. He said the pre-construction meeting is on January 31, 2019.

Mr. Spencer reported on Bradbury Forest, Sections 8, 9 and 10 detention. He presented and recommended for approval Pay Application No. 3 in the amount of \$115,260.30, submitted by Lindsey Construction.

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. Mr. Spencer said CenterPoint Energy is paying for the cost to brace poles found in the sewer line and the District will submit a claim for damages to CenterPoint.

LIFT STATION NO. 3

Discussion ensued regarding lift station no. 3 to serve Spring Independent School District. Mr. Spencer said plans were submitted to agencies for approval and comments are being addressed.

SANITARY SEWER CLEANING AND TELEVISIONING

Mr. Spencer said bids were received for sanitary sewer cleaning and televising older sewer lines. He recommended the Board award the contract to Texas Pride Utilities in the amount of \$94,062.10. The Board concurred that, in its judgement, Texas Pride Utilities was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

WASTEWATER TREATMENT PLANT EXPANSION

Mr. Spencer reported on the wastewater treatment plant expansion.

REQUEST TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
("TCEQ") TO REIMBURSE DEVELOPER FOR BRECKENRIDGE PARK,
SECTION 2

Mr. Spencer said a request was submitted to the TCEQ for approval to reimburse the developer for Breckenridge Park, Section 2. He said the request was declared administratively complete and a pre-purchase inspection is being scheduled.

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.

NORTHSRING RECREATION CENTER DRAINAGE IMPROVEMENTS

Mr. Spencer reported on the Northspring Recreation Center Drainage Improvement project. He presented and recommended for approval Pay Application No. 3 in the amount of \$46,924.20, submitted by Camino Services.

DESIGN, CONSTRUCTION AND DEVELOPMENT IN THE DISTRICT

Mr. Spencer reported on the property owned by Indigo Scrap Metal. He said Indigo is platting their property and he received a request for a letter of no objection from their engineer. Mr. Spencer said Indigo has not yet responded to his comments on their plans or paid the tap fee. Director Chesnutt asked if copies of Indigo's permits can be obtained. Director Sundstrom asked if Indigo's construction complied with environmental regulations. He said there have been complaints from nearby property owners about odors and noise from Indigo's business. Discussion ensued regarding Indigo's water supply since the property has not received a tap from the District. Director Chesnutt said he will contact Harris County Precinct 4 Commissioner Jack Cagle's office and the TCEQ regarding these issues.

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 \$168,853.00 for Breckenridge Park, Section 1, Partial Replat 3, water, sewer and

drainage; (2) approve Pay Application No. 5 in the amount of \$41,472.00 for Bradbury Forest, Section 8, clearing and grubbing; (3) approve Pay Application No. 3 in the amount of \$115,260.30 for Breckenridge Forest, Section 8, 9 and 10 detention; (4) award the contract for sanitary sewer cleaning and televising to Texas Pride Utilities in the amount of \$94,062.10, based upon the engineer's recommendation and subject to approval of the bonds and review of the certificate of insurance and endorsements, if any, provided by the contractor; (5) approve Pay application No. 3 in the amount of \$46,924.20 for the Northspring Recreation Center drainage improvements; and (6) accept the engineer's report. Director Abercia seconded the motion, which passed by unanimous vote.

ANNEXATION MATTERS

Ms. Orsak reported on the annexation of approximately 59 acres into the District called Pine Grove. She distributed photographs of proposed home designs and a layout of the tract for residential development. The Board considered approving the annexation agreement. Mr. Spencer said the feasibility report will be presented at the next meeting. After review and discussion, Director Sundstrom moved to approve the annexation agreement with Pulte Homes. Director Abercia seconded the motion, which passed by unanimous vote.

NORTH HARRIS COUNTY REGIONAL WATER AUTHORITY ("NHCRWA")

Mr. Abercia reported on the NHCRWA.

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.

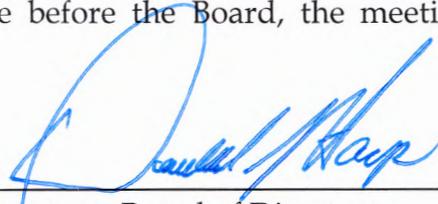
ACTION TAKEN DURING THE MONTH

There was no discussion on this matter.

DIRECTOR AND DISTRICT CONSULTANT REPORTS ABOUT DISTRICT OPERATIONS

The Board discussed the next Board meeting on February 25, 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.

LIST OF ATTACHMENTS

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information regarding monthly website hosting and maintenance options by	
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