

**NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 20**

Minutes of Meeting of Board of Directors

June 4, 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 June 4, 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, Jay Lemery of Performance Charter School Development, Shaun Theriot-Smith of Big Red Dog Engineering, Charles Gaimari of the Olde Oaks HOA, and Olde Oaks residents Mia Cordova and 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 May 7, 2019 were approved as presented.

**COMMENTS FROM THE PUBLIC**

There were no preliminary questions or comments from the public.

**ANNEXATION/SERVICE APPLICATIONS**

The board recognized Jay Lemery of Performance Charter School Development and Shaun Theriot-Smith of Big Red Dog Engineering, who presented a site plan and renderings of the proposed Performance Charter School project in the District and responded to questions from the board members and others present. They requested and the board unanimously authorized the District's engineers to confirm the availability of capacity for the project.

The board also considered an offer received from the Performance Charter School group to purchase the District's 0.19 acre Water Plant No. 2 Site (the "Site") located at the northeasterly corner of the school's proposed project on TC Jester Blvd. north of FM 1960. The District's engineer and operator have advised the board that it is very unlikely the District will ever be in need of the Site, as the District's existing well is in good condition, the District has a secondary well for emergencies, and surface water is now available from the North Harris County Regional Water Authority. After discussion, upon motion duly made, seconded and unanimously carried, the board (i) determined the Site to be surplus to the District's needs, (ii) determined the fair market value of the Site to be \$3.75 per sq. ft., the same as the school is paying for the adjacent 14 acre parcel, and (iii) approved a Purchase and Sale Agreement for the Site reflecting the fair market value price as determined on behalf of the District by the board.

### **TC JESTER LIGHTS**

Board member John Dougrey recommended turning on two more streetlights on TC Jester adjacent to the apartments, and asking CenterPoint to relocate 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, the other board members agreed with these recommendations and asked that the District's attorneys relay the requested changes to CenterPoint.

Mr. Giamari excused himself from the meeting at this point.

### **TAX ASSESSOR CONTRACT**

As discussed at the previous board meeting, Cindi Winski of Equi-Tax, Inc. presented an updated Agreement for Services of Tax Assessor and Collector with her firm. After discussion, the board requested certain revisions to the proposed agreement for consideration at the next board meeting.

### **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 99.0% 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.

Ms. Winski reported that preliminary 2019 values received from the Appraisal District reflect an approximate \$16 million increase in the District's total taxable value over 2018.

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.

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 reported that as requested at the last board meeting, he contacted the other wastewater treatment plant participants to find out whether they have surplus wastewater treatment capacity that could be made available to the District, and they do not have any surplus capacity. He also reported that the plant was designed on the basis of 315 gpd/connection. After discussion, the board decided to maintain the plant flow calculation based on the plant's design parameters of 315 gpd/connection. After allocation of capacity to the Performance Charter School project, the District will have wastewater treatment capacity remaining available for approximately 80 ESFC's.

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

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Secretary, Board of Directors

Attachments: Bookkeepers Report