

MINUTES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 165

June 4, 2015

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 165 (the "District") met in regular session, open to the public, on the 4<sup>th</sup> day of June, 2015, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Alan Bentson	President
David Molina	Vice President
Wayne Green	Secretary
Janet Davidson	Assistant Secretary
Keith Maddox	Assistant Vice President

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

Also present at the meeting were Lori Buckner of Myrtle Cruz, Inc.; David Keel of DAC Services, Inc. ("DAC"); Patty Rodriguez of Bob Leared Interests, Inc.; Chris and Donnice Hoffman of H2O Consulting, Inc. ("H2O"); Mike Christopher of Jones & Carter, Inc. (J&C); Sherrie Knoepful and Kendall Purgatorio of Mike Stone Associates, Inc. ("MSA"); Blake Kridel of Storm Water Solutions, LP; Ron Brooks of Affinity Development Company; Taylor Gunn of Perry Homes, LLC; Bo Egbert of WCA Waste Corporation of Texas; and Heather Trachtenberg and Jane Miller of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENT

There was no public comment.

MINUTES

The Board considered approving the minutes of the May 7, 2015 regular meeting. After review and discussion, Director Maddox moved to approve the minutes. Director Davidson seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Buckner presented and reviewed the bookkeeper's report. She discussed current public fund investment markets, reviewed the District's investment report, and reviewed budget to actual revenues and expenses and variances. Copies of the bookkeeper's report, investment report, budgets, and a list of bills presented for payment are attached.

Following review and discussion, Director Davidson moved to accept the bookkeeper's report and pay the bills described therein. Director Maddox seconded the motion, which passed unanimously.

#### TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Rodriguez presented the tax assessor/collector's report, a copy of which is attached, reviewed the checks presented for payment from the tax account, and reported regarding taxes collected from the 2014 tax levy to date and delinquent taxes.

The Board also considered a Resolution Requesting Appraisal of Property and Certificate of Estimated Appraised Value as of June 1, 2015.

After review and discussion, upon a motion by Director Maddox and a second by Director Green, the Board voted unanimously to (1) accept the tax assessor/collector's report; and (2) approve a Resolution Requesting Appraisal of Property and Certificate of Estimated Appraised Value as of June 1, 2015.

#### COLLECTION OF DELINQUENT TAXES

The Board considered authorizing Perdue, Brandon, Fielder, Collins & Mott, L.L.P. to proceed with the collection of delinquent 2014 taxes. Upon a motion made by Director Davidson and seconded by Director Maddox, the Board unanimously authorized Perdue, Brandon, Fielder, Collins & Mott, L.L.P. to proceed with the delinquent tax collection.

#### OPERATION OF DISTRICT FACILITIES

Mr. Hoffman distributed and reviewed a management and operations report, a copy of which is attached.

Mr. Hoffman reported 76 new residential taps were installed during the month of May, 2015, reviewed routine maintenance and repairs within the District completed and ongoing during the month of May, 2015 and requested the Board approve repair of the transfer switch for the generator at the wastewater treatment plant for an estimated cost of \$9,000.

The Board discussed the District's water accountability for the month of May, 2015, capacity.

Mr. Hoffman next discussed customer appeals from Janine Vinet, Robin Fulton, Valerie Allen and Stacy Heard.

Following review and discussion, Director Davidson moved to (1) approve the District operator's report; and (2) authorize the District operator to extend a 3 month payment plan to customer Janine Vinet. The motion, which was seconded by Director Green, passed unanimously.

The Board then conducted a hearing on the termination of water service to delinquent utility accounts. Mr. Hoffman reported that the residents on the termination list were mailed written notice prior to the meeting in accordance with the Rate Order, notifying them of the opportunity to appear before the Board to explain, contest, or correct the service bill and to show reason why water service should not be terminated for reason of nonpayment. Director Davidson moved that since the residents on the attached list were neither present at the meeting nor had presented any statement on the matter, water service should be terminated in accordance with the procedures set forth in the Rate Order. Director Green seconded the motion, which carried unanimously.

#### GARBAGE COLLECTION

Mr. Egbert addressed the Board regarding garbage service in the District. Discussion ensued regarding resident complaints that larger garbage cans do not fit in garages and garbage pick-up generally.

#### REPORT REGARDING DEVELOPMENT WITHIN THE DISTRICT

Mr. Gunn, Mr. Brooks, Mr. Keel and Mr. Christopher discussed residential and commercial development in the District.

#### PARK MAINTENANCE

The Board reviewed park maintenance and inspection schedule submitted by MSA and Ms. Knoepfel submitted the following proposals for Board approval:

1. a proposal in the amount of \$515 for post emergent chemical application at Amhurst Park;
2. a proposal in the amount of \$485 for post emergent chemical application at Cypress Springs; and
3. a proposal in the amount of \$279 for post emergent chemical application at Tealbrook Park.

Discussion ensued regarding removing old power poles currently not in use at Amhurst Park.

Following review and discussion, Director Davidson moved to accept the proposals discussed above. Director Green seconded the motion, which passed unanimously.

## MASTER PARKS PLAN

There was no discussion for this agenda item.

## ENGINEERING MATTERS

Mr. Keel presented the engineer's report, a copy of which is attached, and reviewed the status of construction projects in the District.

Mr. Christopher next discussed the status of design of U-132 Detention, Phase 2, reviewed bids and recommended the Board award the contract to the lowest qualified bidder, LECON, Inc. in the amount of \$1,332,570.15. After review and discussion, and because it would result in the best and most economical completion of the project, Director Davidson moved to approve the award of the contract to LECON, Inc., subject to verification of payment and performance bonds and insurance. Director Green seconded the motion which passed unanimously.

Mr. Keel next reported the status of construction of the following projects and recommended payment of associated estimates and invoices and approval of change orders listed:

1. recoating of water plant no. 1, Pay Estimate No. 4 in the amount of \$32,754.15; and
2. Langham Creek Improvements, Phase 2 and Fill Site for Mirabella Town Center, Pay Estimate No. 1 in the amount of \$24,660.

Following review and discussion, Director Davidson moved to (1) approve the engineering report; and (2) approve the pay estimates listed above. Director Green seconded the motion, which passed unanimously.

## DEEDS, EASEMENTS, ENCROACHMENTS AND OTHER RIGHT-OF-WAY CROSSINGS

There was no discussion for this agenda item.

## STORM WATER QUALITY PERMITS AND OTHER STORM WATER ISSUES

Mr. Kridel presented a proposal in the amount of \$5,144 to repair a sinkhole at the College Park West detention pond. He also discussed erosion problems, generally and cleaning trash collection units at District detention ponds. Following review and discussion, upon a motion by Director Maddox and a second by Director Davidson, the Board voted unanimously to approve a proposal in the amount of \$5,144 to repair a sinkhole at the College Park West detention pond.

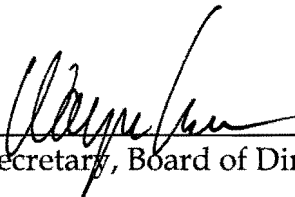
SECURITY REPORT

The Board discussed recent calls and patrol.

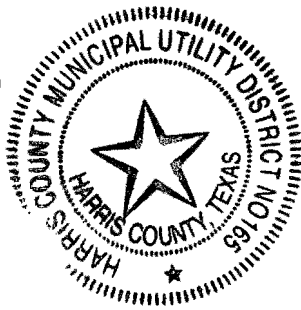
WEST HARRIS COUNTY REGIONAL WATER AUTHORITY

There was no discussion for this agenda item.

There being no additional business to consider, the meeting was adjourned.

  
Secretary, Board of Directors

(SEAL)



LIST OF ATTACHMENTS TO MINUTES

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