

MINUTES
HARRIS COUNTY IMPROVEMENT DISTRICT NO. 18

January 23, 2019

The Board of Directors (the "Board") of Harris County Improvement District No. 18 (the "District") met in regular session, open to the public, on the 23rd day of January, 2019, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Robert T. Deden	President
Dwayne L. Mason	Vice President
Dana Benoit	Assistant Vice President
Sue Darcy	Secretary
Richard L. Rose	Assistant Secretary

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

Also present at the meeting were Joe Agrella, Caryn Haley and Dawn Shudde, District residents; Stephen Eustis of Robert W. Baird & Co. Incorporated; Donna Bryant of Assessments of the Southwest, Inc. ("ASW"); Nick Lammayot of ExxonMobil Corporation ("ExxonMobil"); Phillip Dautrich, David Wright and Mario Garcia of TNG Utility Corp. ("TNG"); Mark Burton of Municipal Accounts and Consulting, L.P.; Daniel Lozano of Halff Associates, Inc. ("Halff"); Nick Cooke of Mike Stone Associates, Inc. ("MSA"); Martin Murdock of Jones & Carter, Inc.; Bill Walker, Joanne Willenbacher and Warren Wilson of Springwoods Realty, Inc. ("SRI"); and Lynne Humphries and Jane Miller of Allen Boone Humphries Robinson LLP ("ABHR").

REPORT ON SECURITY

The Board received and reviewed a written patrol report for month of December, 2018.

PUBLIC COMMENT

There was no public comment.

CONSENT AGENDA

Director Deden offered Board members the opportunity to remove items from the consent agenda for individual discussion. Director Rose moved to approve all items on the consent agenda. Director Mason seconded the motion, which passed

unanimously. Copies of all documents approved as part of the consent agenda are attached.

ITEMS REMOVED FROM CONSENT AGENDA

No items were removed from the consent agenda for discussion.

TAX ASSESSMENT AND COLLECTIONS MATTERS, INCLUDING COLLECTION OF DELINQUENT TAXES

Ms. Bryant reviewed the tax assessor/collector's report. She reported on collection of the 2018 taxes and delinquent taxes. After review and discussion, Director Darcy moved to (1) approve the tax assessor/collector's report; and (2) pay the bills presented for payment from the tax account. Director Mason seconded the motion, which carried unanimously. A copy of the tax assessor/collector's report is attached.

FINANCIAL AND BOOKKEEPING MATTERS

Mr. Burton presented the bookkeeper's report and reviewed the bills presented for payment from the District's accounts, proceeds and construction deposits. Following discussion and review, Director Rose made a motion to (1) approve the bookkeeper's report; and (2) approve payment of the bills presented. The motion was seconded by Director Darcy and passed unanimously. A copy of the bookkeeper's report is attached.

OPERATION OF DISTRICT BILLINGS, REPAIRS AND MAINTENANCE

Mr. Dautrich reviewed TNG's monthly operations and maintenance report, a copy of which is attached, including an update regarding water accountability, consumption totals, billing and collections, water production, compliance schedules, facility repairs in progress and permitting and reviewed a summary of operating charges for the month. Discussion ensued regarding repair history and replacement of a magnetic flow meter at the District's water plant. Following review and discussion, Director Mason moved to approve the operator's report. Director Rose seconded the motion, which passed unanimously.

TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS

No accounts were presented for termination.

DISTRICT FUNDED TASK ORDERS, ADDITIONAL SERVICE AUTHORIZATIONS, PROPOSALS

The Board considered the following agreements and Ms. Humphries confirmed that disclosure compliance pursuant to House Bill 1295 was received for:

1. Ward Communications Task Order No. 066-19-001; Hotel Occupancy Tax use implementation budget;
2. Wright Solutions Task Order No. 067-19-001; Master Services Agreement;
3. Halff Associates Task Order No. 064-19-003; General Electrical Engineering Services for 2019; and
4. Halff Associates Task Order No. 064-19-004; Design Services Spring Steubner Detention Pond – Phase II.

Following review and discussion, Director Mason moved to approve the above agreements and task orders. The motion was seconded by Director Rose and passed unanimously.

No action was taken on the following items under this agenda item:

1. authorize purchase of multiple, additional conduit segments.

DEEDS AND EASEMENTS

There was no discussion for this agenda item.

ENGINEERING MATTERS

Mr. Lozano reviewed a report regarding engineering projects in the District. A copy of the engineering report is attached.

Mr. Lozano reported the status of the following construction projects and recommended approval of associated pay estimates listed below:

1. CityPlace Park (Lower Plaza) (Jones & Carter/Texas Wall & Landscape);
 - a. Pay Estimate No. 10 and Final;
2. CityPlace Park Bridges (Jones & Carter/MoBill Contractors);
 - a. Pay Estimate No. 7;
 - b. Change Order No. 4 (Ipe Toe Rail and Improved Site Access);
 - c. Quantity Contract Adjustment No. 3 (Match Field Quantities); and
3. CityPlace Landscape Improvements – Phase II (Jones & Carter/Shooter & Lindsey);
 - a. Pay Estimate No. 12 and Final.

Based upon the recommendation of Mr. Lozano, the Board determined that the change orders presented above are beneficial to the District.

Following discussion and review, and based upon recommendation from the District engineer and J&C, Director Darcy moved to (1) approve the engineering report from Halff; (2) approve pay estimates, based upon the engineer's recommendation; and (3) approve Change Orders listed and discussed above, based upon the Board's finding that the Change Orders are beneficial to the District and the engineer's recommendation. Director Mason seconded the motion which passed unanimously.

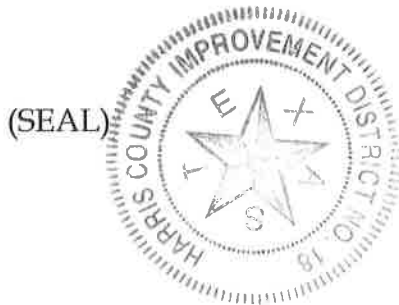
MANAGEMENT REPORT

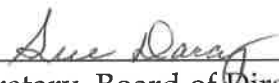
Mr. Cooke reviewed a management report from MSA, a copy of which is attached. Discussion ensued regarding fish kills in District ponds during periods where the temperature falls below 40 degrees and permitted fishing areas in District recreational areas. Following review and discussion, Director Mason moved to approve the management report. The motion was seconded by Director Darcy and passed unanimously.

EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE

The Board determined it was not necessary to convene in executive session.

There being no further business to come before them, the Board concurred to adjourn the meeting.





Secretary, Board of Directors

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