

MINUTES
HARRIS COUNTY IMPROVEMENT DISTRICT NO. 18

July 24, 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 24th day of July, 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
Craig Doyal	Assistant Vice President
Sue Darcy	Secretary
Richard L. Rose	Assistant Secretary

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

Also present at the meeting were Captain Ronnie Glaze of Montgomery County Constable's Office, Precinct 3; Joe Agrella, Caryn Haley and Dawn Schuette, District residents; Jan Bartholomew of Robert W. Baird & Co. Incorporated; David Patterson of Assessments of the Southwest, Inc. ("ASW"); Nick Lammayot of ExxonMobil Corporation ("ExxonMobil"); Phillip Dautrich 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"); Joanne Willenbacher of Springwoods Realty, Inc. ("SRI"); Crystal Horn of McGrath & Co., PLLC; Alisha Wade of Ward Communications; Cherny William Atobrah, a member of the public; and Lynne Humphries and Jane Miller of Allen Boone Humphries Robinson LLP ("ABHR").

REPORT ON SECURITY

Captain Glaze reported regarding patrol in the District since the last Board meeting.

PUBLIC COMMENT

The Board welcomed Ms. Atobrah.

Ms. Haley and Mr. Agrella commented that weeds and grasses around the Nature Preserve Playground are high and attracting snakes. Both also commented regarding a continued community interest in a fence between the park and the road.

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 Doyal 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.

DEVELOPER REIMBURSEMENT REPORTS

Ms. Horn reviewed Developer Reimbursement Reports for the District's \$7,240,000 Unlimited Tax Bonds, Series 2019 and \$1,950,000 Unlimited Tax Park Bonds, Series 2019 (collectively, the "Series 2019 Bonds"), copies of which are filed in the District's official record.

Following discussion and review, Director Rose made a motion to (1) approve the developer reimbursement report for the District's Series 2019 Bonds; and (2) authorize disbursement of funds at closing of the District's Series 2019 Bonds. The motion was seconded by Director Mason and passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS, INCLUDING COLLECTION OF DELINQUENT TAXES

Mr. Patterson reviewed the tax assessor/collector's report. After review and discussion, Director Rose moved to: (1) approve the tax assessor/collector's report; and (2) pay the bills presented for payment from the tax account. Director Doyal 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, copy of which is attached, 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; (2) approve payment of the bills presented, including check no. 5056 to CenterPoint Energy for extension of service. The motion was seconded by Director Mason and passed unanimously.

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. Mr. Garcia reported the status of installation of Badger automated meters in commercial areas and the installation of inflow preventers on sanitary sewer manholes. Following review and discussion, Director Doyal 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.

ORDER ESTABLISHING AMENDED RULES AND REGULATIONS CONCERNING PARKS AND RECREATIONAL FACILITIES (CITYPLACE LOWER PLAZA)

The Board next considered adopting rules and regulations for the specific use of CityPlace Lower Plaza and amending the District's Rate Order to attach the amended rules. Following review and discussion, Director Mason moved to (1) adopt an Order Establishing Amended Rules and Regulations Concerning Parks and Recreational Facilities for CityPlace Lower Plaza; and (2) amend the District's Rate Order attaching the specific rules to the Rate Order. Director Doyal seconded the motion, which passed unanimously.

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. IHeart Radio contract for Geoteaming Event;
2. C.L. Davis Task Order No. 008-19-014; Sidewalk Project - Springwood Village Sec. 4;
3. Ward Communications Task Order No. 066-19-003; for Geoteaming Event; and
4. Ward Communications Task Order No. 066-19-004; for Lunar Landing Event.

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

The Board took no action on the following task orders:

1. C.L. Davis Task Order No. 008-19-013; Street Dedication – Springwoods Village Parkway between Union Pacific Railroad and Spring Stuebner Road; and
2. Jones & Carter Task Order No. 021-19-015; Additional Construction Management and Inspection Services for CityPlace Landscape Improvements - Phase II.

DEEDS AND EASEMENTS, INCLUDING SPRINGWOODS VILLAGE PARKWAY CONSERVATION EASEMENT MODIFICATIONS

The Board considered and reviewed documents for the following conveyances:

1. Partial Assignment of Easements (CLD NO. 3 & CLD NO. 4); and
2. Partial Assignment of Easements (CLD NO. 8 & CLD NO. 9).

Following review and discussion, Director Darcy moved to approve the conveyances listed above. Director Mason seconded the motion which passed unanimously.

The Board took no action on Springwoods Village Parkway conservation easement modifications.

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 Roadways – Phase II (Jones & Carter/Harper Brothers Construction);
 - a. Pay Estimate No. 7.

Following discussion and review, and based upon recommendation from the District engineer and J&C, Director Rose moved to (1) approve the engineering report from Halff; (2) approve Pay Estimate No. 7 for CityPlace Roadways, Phase II; and (3) approve a revised utility commitment for the benefit of Martin Fein Interests, Ltd. Director Mason seconded the motion, which passed by unanimous vote.


MANAGEMENT REPORT

Mr. Cooke (1) reviewed a management report from MSA, a copy of which is attached; and (2) presented a proposal for purchase of lighting from Wildcat Electric Supply through HGAC BuyBoard in the amount of \$135,853.11. Following review and discussion, Director Darcy moved to (1) approve the management report; and (2) authorize purchase of lighting, as discussed. The motion was seconded by Director Doyal and passed unanimously.

EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE

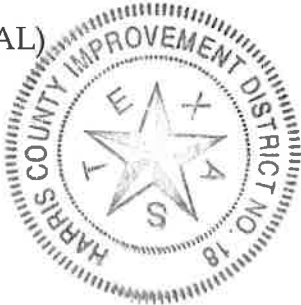
The Board determined it was not necessary to convene in executive session.

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



Secretary, Board of Directors

(SEAL)



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