

MINUTES OF MEETING OF BOARD OF DIRECTORS
JANUARY 2, 2024

THE STATE OF TEXAS
COUNTY OF HARRIS
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 50

§
§
§

The Board of Directors (the "*Board*") of Harris County Municipal Utility District No. 50 (the "*District*") met in regular session, open to the public, at 12900 Crosby Lynchburg Road, Crosby, Texas, on January 2, 2024, at 6:00 p.m.; whereupon the roll was called of the Board, to-wit:

Andrew Sonnier, President
Martin Lemond, Vice President
Alice Dangerfield, Secretary
Daryl Johnson, Investment
Officer/Treasurer
Cassandra Clark, Assistant Secretary

All members of the Board were present. Also attending all or parts of the meeting were Mr. Terry Alfred and Ms. Debbie Dylum, residents of the District; Mr. Nick Radack and Sergeant P. Sullivan of Harris County, Precinct 3; Mr. Michael Haley, employee of District; Ms. Maria Acuna, District Office Supervisor; Ms. Jaleesa Auzenne, Strategic Consultant for the District; Mr. Reginald Wilson and Ms. Jane Maher of Norton Rose Fulbright US LLP ("NRF"), attorneys for the District; Ms. Amber Hurd of Cobb Fendley & Associates, Inc. ("Cobb Fendley"), engineers for the District; and Mr. John Montgomery of Municipal Operations & Consulting ("MOC"), operator for the District.

Call to Order. Mr. Wilson called the meeting to order in accordance with notice posted pursuant to law, copies of certificates of posting of which are attached hereto as *Exhibit A*, and the following business was transacted:

1. **Public comments.** Mr. Wilson recognized Ms. Dylum, who discussed the request from the home owner's association for the District to place fencing around the detention pond. Ms. Auzenne stated that the last communication was for the home owner's association to draft an agreement for the District's review. Mr. Wilson provided his information to Ms. Dylum. Director Lemond joined at this time.

Mr. Wilson recognized Mr. Alfred, who stated that the waterline on 11731 Penn Street was redone and after a week there was standing water that has nowhere to go. He stated that he can't locate the line. Mr. Montgomery stated that he can come out to try and locate the line. Discussion ensued regarding the payment of the lift station. Mr. Montgomery stated that the District will put in the lift station and that Mr. Alfred will need to run the line to the lift station. He recommended that the lift station be placed on private property. It was the consensus of the Board to pay for the lift station and have Mr. Knapp pay for the installation, electricity and other costs, as well as running the lines to the lift station. Ms. Auzenne stated that she will revise the letter to Mr. Knapp to include the discussed with a connect by date of March 4, 2024.

2. **Presentation from Harris County Precinct 3 regarding license plate reader project.** Mr. Wilson recognized Mr. Radack, who discussed a program with Harris County for five flock cameras that can read license plates. He reported that the cameras can capture two lanes of traffic in one direction. Discussion ensued regarding camera locations. Mr. Radack stated that the

annual cost of each camera is \$3,000, which includes cellular data and upgrades and that the installation is \$150. He noted that access to the cameras would only be granted to law enforcement and not the District. He stated that he can send the agreement for NRF's review. He also stated that he can provide the Board more information on the proposed locations.

3. **Approve Minutes from December 5, 2023.** The Board reviewed the minutes of the meeting held on December 5, 2023, copies of which were previously distributed to the Board.

Upon motion by Director Johnson, seconded by Director Dangerfield, after full discussion and the question being put to the Board, the Board voted unanimously to approve the minutes of December 5, 2023, as presented.

4. **Review Burton Accounting Agreed-Upon Procedures Report and Representation Letter and take appropriate action.** Mr. Wilson reviewed the Independent Accountant's Report on Applying Agreed-Upon Procedures for the 2022 audit, a copy of which is attached hereto as *Exhibit B*. He noted that the additional report is required since the District has bonds with the Texas Water Development Board.

Upon motion by Director Johnson, seconded by Director Clark, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Independent Accountant's Report on Applying Agreed-Upon Procedures for the 2022 audit.

5. **Review and approve Engineer's Report and take such other action that may be necessary for District projects.** Mr. Wilson recognized Ms. Hurd, who presented to and reviewed with the Board for approval of the Engineer's Report, a copy of which is attached hereto as *Exhibit C*.

Applications for service:

Barrett Station – Ms. Hurd stated that Cobb Fendley reviewed a tap request for 718 E. St. Charles.

Kodiak Crossing Section 4 – There was no report.

Highway 90 Apartments – There was no report.

Barnaba Estates (830 FM 1942) – Ms. Hurd stated that the owner is requesting an updated utility commitment letter for 15 ESFCs to Complete their platting. She noted that Cobb Fendley has coordinated the necessary water and sewer easements to serve the tract.

Upon motion by Director Sonnier, seconded by Director Johnson, after full discussion and the question being put to the Board, the Board voted unanimously to approve the utility commitment letter for 15 ESFCs for Barnaba Estates.

Arredondo Addition (830 FM 1942) – There was no report.

Finnels Estate 832 FM 1942/12921 Eagleton Lane – There was no report.

2100 Hwy 90 Hotel at Crosby – There was no report.

210 FM 1942 Creekside Apartments – Ms. Hurd stated that the water meter easement has been recorded and that the civil site engineer is resubmitting civil and plumbing plans for another review.

Turner Chevrolet – There was no report.

Equine Center – There was no report.

308 Slumber – There was no report.

322 Fontaine – There was no report.

645 E. St. Charles – There was no update.

0 E. St. Charles – Ms. Hurd stated that the issuance of the utility commitment is pending the customer payment for 1 ESFC for a replat.

Design Projects:

Drinking Water State Revolving Fund (DWSRF) 2016 Water Plant 3 – Ms. Hurd stated that the proposed improvements are an 80,000 gallon ground storage tank, 15,000 gallon hydropneumatic tank, three booster pumps, chlorine disinfection system, diesel emergency backup generator, motor control center, electrical improvements, fencing, driveway, and site work. She noted that the Texas Water Development Board asked Cobb Fendley to prepare a technical memo or preliminary engineering report and that memo was submitted today.

WWTP No. 1 Improvements – Ms. Hurd stated that the proposed improvements are the expanded chlorine basin, proposed digester, blowers, electrical upgrades. She reported that the project bid on December 6 and that Cobb Fendley received one bid in the amount of \$2.15 million. She noted that the contractor has favorable references. She stated that Cobb Fendley is recommending a rebid with a reduced scope. She reviewed a letter of recommendation, bid tabulation, reference check and authorization for rebidding services. She noted that the cost to rebid is \$18,700.00.

Upon motion by Director Sonnier, seconded by Director Clark, after full discussion and the question being put to the Board, the Board voted unanimously to rebid with a reduced scope for the cost of \$18,700.00.

Construction Projects:

Dreamland Place Phase 1 Drainage Improvements – Ms. Hurd stated that CE Barker's work is underway.

Barrett Station Phase 2 Drainage Improvements – Ms. Hurd stated that Harris County has awarded the project to Texas Materials Group in the amount of \$11,581,133.00. She noted that the construction site visit with Harris County is scheduled for January 10, 2024 at 1 p.m.

FM 1942 and Eagleton Lane Forcemain Extension – Ms. Hurd stated that Ram Rod has completed the punch list. She presented Pay Application No. 3 and Final in the amount of \$19,937.00 for approval. She stated that the project includes a 3" forcemain, 3" waterline and 2" waterlines.

Upon motion by Director Sonnier, seconded by Director Johnson, after full discussion and

the question being put to the Board, the Board voted unanimously to approve Pay Application No. 3 and Final in the amount of \$19,937.00.

General District Engineering:

HGSD Grant Shower Head Replacement – There was no report.

Capital Improvement Plan – There was no report.

Water Conservation Plan – There was no report.

Groundwater Reduction Plan – Ms. Hurd stated that the Groundwater Reduction Plan is being reviewed by Harris Galveston Subsidence District’s consultant.

Water/Sewer Capacity Status – Ms. Hurd reviewed a list of current utility commitments with the Board.

Ms. Auzenne reported on 703 Red Oak and stated that the resident is interested in selling, with the caveat that he finds a new residence before the District buys the property. Upon motion by Director Sonnier, seconded by Director Johnson, after full discussion and the question being put to the Board, the Board voted unanimously to rescind the title and appraisal search for 701 Red Oak and to authorize the title search and appraisal for 703 Red Oak.

Upon motion by Director Sonnier, seconded by Director Johnson, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Engineer’s Report.

6. **Review Operations Report and authorize repairs.** Mr. Wilson recognized Mr. Montgomery, who presented to and reviewed with the Board the Operation’s Report, a copy which is attached hereto as *Exhibit D*. Mr. Montgomery reported that the District’s water accountability with leaks and flushing were at 73%. He reported on various maintenance items. He reported that MOC will pull the jockey pump at Kodiak Crossing this week.

Discussion ensued regarding 11735 Penn Street. Upon motion by Director Johnson, seconded by Director Sonnier, after full discussion and the question being put to the Board, the Board voted unanimously to authorize Ms. Auzenne to prepare the letter for NRF’s review and to authorize MOC to proceed with the grinder pump, two water taps, one sewer tap and to locate the water line.

Upon motion by Director Sonnier, seconded by Director Johnson, after full discussion and the question being put to the Board, the Board voted unanimously to approve to the Operation’s Report.

7. **Review Rate Order and take any necessary action.** Mr. Wilson presented to and reviewed with the Board the Rate Order, a copy of which is attached hereto as *Exhibit E*. He stated that the Rate Order was revised to include Section 2.09, item d, regarding Temporary RV Services and the definition of recreational vehicle. He noted that the changes would take effect today, if the Board approves.

Upon motion by Director Johnson, seconded by Director Sonnier, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Rate Order.

8. **Consider Texas Pride request and take any necessary action.** Mr. Wilson stated that this item will be deferred until Texas Pride can attend the meeting.

9. **Discuss District matters and take necessary action.** Mr. Wilson recognized Ms. Acuna, who stated that she did not have a report. Mr. Wilson recognized President Sonnier, who discussed sludge removal. Mr. Montgomery stated that GFL is charging too much and suggested that the Board consider requesting proposals. Upon motion by Director Clark, seconded by Director Johnson, after full discussion and the question being put to the Board, the Board voted unanimously to authorize NRF to request bids for sludge removal from Magnaflow and K3.

10. **Strategic Consultant Report.** Mr. Wilson recognized Ms. Auzenne, who reported that the District magnets should arrive tomorrow and will then be mailed out to residents. She stated that she had a call with Mr. Hall and Ms. Hurd regarding the community change grant opportunity. She noted that one of the qualifications for the grant is community resilience, and the District would need to have a community organization to partner with. She proposed that by March, the District have a list of projects for consideration for the application. Discussion ensued regarding the District workshop. It was the consensus of the Board to hold the workshop on March 15.

Upon motion by Director Sonnier, seconded by Director Dangerfield, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Strategic Consultant Report.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, the meeting was adjourned.

* * *

The above and foregoing minutes were passed and approved by the Board of Directors on February 6, 2024.



President, Board of Directors

ATTEST:



Asst. Secretary, Board of Directors