

MINUTES OF MEETING OF BOARD OF DIRECTORS
AUGUST 6, 2024

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

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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 August 6, 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 directors attended in person, except Director Lemond, thus constituting quorum. Also attending all or parts of the meeting, in person and via teleconference, were Ms. Maria Jones, office supervisor of the District, Mr. Michael Haley, employee of the District; Mr. Charles Graham, Jr., and Ms. Jessica Leung 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; Mr. Roland Leal of Municipal Operations & Consulting ("MOC"), operator for the District, Ms. Jaleesa Auzenne, Program Manager for the District, Mr. John Howell of the GMS Group, L.L.C., financial advisor for the District, and Ms. Katie Reed, resident of the District.

Call to Order. Mr. Graham 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.** Ms. Reed stated that she received a letter from Linebarger Goggan Blair and Sampson, LLP for her property on 218 Barrett Road stating that she owes back taxes. She stated that she has been paying taxes every month for all three of her properties. The Board recommended Ms. Reed to visit the tax office for first-hand information.

2. **Approve Minutes from July 2, 2024, and July 24, 2024.** The Board reviewed the minutes of the meetings held on July 2, 2024, and July 25, 2024, copies of which were previously distributed to the Board.

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 minutes of July 2, 2024, and July 25, 2024.

3. **Review and approve Engineer's Report and take such other action that may be necessary for District projects.** Mr. Graham 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 B*.

Applications for service:

Barrett Station – Ms. Hurd stated that Cobb Fendley reviewed tap requests for 207 Cypress, 627 Zinn #1, and 516 Pecan #C.

Kodiak Crossing Section 4 – Ms. Hurd stated that the District's financial advisor is working on a tax rate analysis for the proposed bond issue. Mr. Howell will visit the district next month and analyze tax rate. Able to issue bonds and not have to worry about increasing tax rates. Tax rate setting process next month.

Barnaba Estates (830 FM 1942) – There were no updates.

210 FM 1942 Creekside Apartments – Ms. Hurd stated Cobb Fendley is waiting for developer to send revised plans.

0 E. St. Charles – There were no updates.

13111 Crosby Lynchburg – There were no updates.

303 Gulf Pump – There were no updates.

314 Slumber – There were no updates.

13415 Blanchard – There were no updates.

Guridys Acres (Felton Road) – There were no updates.

12617 Crosby Lynchburg – Ms. Hurd stated that Cobb Fendley is reviewing on-site water/sewer plans and plans for the water and sewer extension from 12617 Crosby Lynchburg to the Bal Harbor Lift Station.

726 E. St. Charles – There were no updates.

0 Ridge Dr. – Ms. Hurd stated that the property owner is requesting an utility commitment letter to serve 3 ESFC for a replat. Extensive discussion ensued. Mr. Graham stated that NRF will review the rate order regarding the exemption/replating for connections. Upon motion by Director Lemond, seconded by Director Sonnier, after full discussion and the question being put to the Board, the Board voted unanimously to approve the utility commitment letter to serve 3 ESFC for a replat.

District 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.

WWTP No. 1 Improvements – There were no updates.

A. Discuss groundwater reduction plan and take necessary action.

B. Discuss Harris County Coordination and take necessary action.

Construction Projects:

Dreamland Place Phase 1 Drainage Improvements – Ms. Hurd stated that CE Barker is installing the sanitary sewer on Slumber and Fontaine and pending completion of 1 more sewer tap.

Barrett Station Phase 2 Drainage Improvements – Ms. Hurd stated that Texas Materials Group is actively under construction.

General District Engineering:

Capital Improvement Plan – There were no updates.

Water Conservation Plan – There were no updates.

Groundwater Reduction Plan – Ms. Hurd stated that draft contract from SJRA has been reviewed and comments provided back from the District's consultants. She stated that HGSD had a question about the Cuf technology and said the District can expect comments on the Groundwater Reduction Plan soon.

Underserved Area Request – There were no updates.

Bal Harbor Forcemain – There were no updates..

Water/Sewer Capacity Status – Ms. Hurd reviewed with the Board a list of current utility commitments and plant capacities. Extensive discussion ensued.

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 approve the Engineer's Report.

4. **Review Operations Report and authorize repairs.** Mr. Graham recognized Mr. Leal, who presented to and reviewed with the Board the Operation's Report, a copy which is attached hereto as *Exhibit C*.

Mr. Leal reported that all District facilities were on generator power during the power outages after the hurricane and operators were on site to ensure smooth operation. He stated that there were no issues with Lift Station No. 1, but one sewer plant was down. Extensive discussion regarding generator options during hurricanes or other emergencies.

Mr. Leal reported that the District's water accountability with leaks and flushing were at 87%. Extensive discussion ensued.

Mr. Leal reported 8 biological samples were collected and all came back compliant.

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 Operator's Report.

5. **Discuss District matters and take necessary action.** Ms. Jones presented to and reviewed with the Board the District Matters Report, a copy of which is attached hereto as *Exhibit D*. She stated that there were 131 leaks detected in the District.

Ms. Jones reported on various upcoming conferences.

Ms. Auzenne reported that NRF has sent the District's response regarding the consent decree.

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 all Directors' participation in Regional PFIA online training.

6. Ratify salary increase for Office Supervisor and amendments to District budget.

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 ratify salary increase for Office Supervisor and amendments to District budget.

7. Resolution of Public Necessities.

Mr. Graham presented to and reviewed with the Board Resolution of Public Necessities, a copy of which is attached hereto as *Exhibit E*. 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 Resolution of Public Necessities.

8. Consider Interlocal Agreement with Harris County.

Mr. Graham presented to and reviewed with the Board Interlocal Agreement with Harris County, a copy of which is attached hereto as *Exhibit F*. 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 Interlocal Agreement with Harris County.

9. Matters Pertaining to 2024 Directors Election.

Mr. Graham presented to and reviewed with the Board the Order Calling Directors Election, a copy of which is attached hereto as *Exhibit G*. Upon motion by Director Sonnier, seconded by Director Dangerfield, after full discussion and the question being put to the Board, the Board voted unanimously adopt the Order Calling Directors Election.

Ms. Auzenne stated that Riley Chambers Community Center is available on September 17th and October 15th for the District's Townhall meeting that was postponed due to Hurricane Beryl. The Board is in consensus to reschedule the District's Townhall meeting to October 15, 2024.

Ms. Auzenne provided updates on EPA grant, stating that she supplemented documents and EPA is re-evaluating the District's application.

Mr. Graham provided updates on Flock agreement, stating that their general counsel refused to revise the agreement.

Director Sonnier inquired about director per diem eligibility based on in-person or teleconference attendance. Discussion ensued. Mr. Graham stated that the Board can consider amendments to the District's ethics policy.

Director Johnson stated that the bookkeeper investigated a monthly recurring fee in the amount of \$30-40 since 2019 and discovered that Paysafe, a former division of Woodforest Bank has been charging credit card processing fees with no active monthly transaction.

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

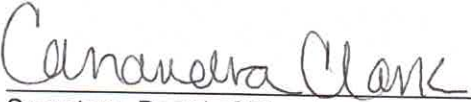
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The above and foregoing minutes were passed and approved by the Board of Directors on August 22, 2024.



President, Board of Directors

ATTEST:



Secretary, Board of Directors