

MINUTES OF MEETING OF BOARD OF DIRECTORS  
DECEMBER 5, 2023

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 December 5, 2023, 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, resident; Ms. Kandy Pfeffer of Elite Bookkeeping ("*Elite*"), bookkeeper for the District; Mr. Kevin Atkinson of Texas Pride Disposal, ("*Texas Pride*"); 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 Mr. Alfred, who stated that he close to building on Penn Street. He asked if the District will help him find the waterline. Mr. Montgomery stated that he will work with Mr. Alfred on the location. Mr. Alfred also stated that he had the land surveyed but doesn't know where the front of the property is. Mr. Montgomery stated that he would help Mr. Alfred with the location. Director Johnson entered at this time. Mr. Alfred asked if there is a time limit for Mr. Knapp to move his lines. It was the consensus of the Board to give Mr. Knapp 90 days, by March 4, 2024, to move his lines.

2. **Approve Minutes from November 7, 2023.** The Board reviewed the minutes of the meeting held on November 7, 2023, copies of which were previously distributed to the Board.

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 minutes of November 7, 2023, as presented.

3. **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 B*.

**Applications for service:**

**Barrett Station** – There was no report.

**Kodiak Crossing Section 4** – There was no report.

**Highway 90 Apartments** – There was no report.

**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** – There was no report.

**Turner Chevrolet** – Ms. Hurd stated that the No Objection letter from Crosby Municipal Utility District has been received.

**Equine Center** – There was no report.

**308 Slumber** – There was no report.

**322 Fontaine** – There was no report.

**645 E. St. Charles** – Ms. Hurd stated that the utility commitment letter fee was paid and letter was sent to the owner.

**0 E. St. Charles** – Ms. Hurd reviewed a draft utility commitment letter for 1 ESFC for a replat for the Board's approval. 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 utility commitment letter 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. Discussion ensued regarding a title search and appraisal report for 701 Red Oak. 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 authorize a title search and appraisal report for 701 Red Oak.

**WWTP No. 1 Improvements** – Ms. Hurd stated that the project is bidding and that the proposed improvements are expanded chlorine basin, proposed digester, blowers and electrical upgrades.

**Construction Projects:**

**Dreamland Place Phase 1 Drainage Improvements** – Ms. Hurd stated that CE Barker has started marking utilities and construction activities.

**Barrett Station Phase 2 Drainage Improvements** – Ms. Hurd stated that Harris County is preparing to award the project to Texas Materials Group in the amount of \$11,581,133.00.

**FM 1942 and Eagleton Lane Forcemain Extension** – Ms. Hurd stated that the substantial completion walkthrough was held on Monday, November 27. She reported that Ram Rod is working on the punch list. She presented Pay Application No. 2 in the amount of \$43,479.12 and Change Order No. 2 in the amount of \$8,849.00 for the Board's approval. She noted that the change order includes a tapping sleeve and valve, which will allow water to be left on while making the connection. 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. 2 in the amount of \$43,479.12 and Change Order No. 2 in the amount of \$8,849.00.

**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 was submitted to Harris Galveston Subsidence District.

**Water/Sewer Capacity Status** – Ms. Hurd reviewed a list of current utility commitments with 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 Engineer's Report.

4. **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 C*. Mr. Montgomery reported that the District's water accountability with leaks and flushing were at 84%. He reported on various maintenance items. Discussion ensued regarding rerouting the forcemain. Ms. Pfeffer noted that the rerouting of the forcemain was included in the 2021 bond issuance for \$700,000. Ms. Hurd stated that she will look at rerouting and the permit. President Sonnier asked how quickly does Ave A need to switch from septic to the sewer system. Mr. Wilson stated either 30 or 60 days from completion.

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

5. **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 travel trailers and if the District can charge a fee if they are connected. Discussion ensued. It was the consensus of the Board to include the Rate Order on the next agenda. Ms. Auzenne stated that she will work with Mr. Wilson on proposed language.

Mr. Wilson recognized Mr. Atkinson, who requested the Board's consideration for a variable energy charge for diesel fuel prices. He stated that the variable energy charge is a 1% increase in the District's base rate for every \$0.25 increase in diesel prices over \$3.25 per gallon. Discussion

ensued. Mr. Atkinson sated that the District's current contract runs through February 2025. Director Johnson asked if Texas Pride would consider holding the District at an increase of \$0.47 to the base rate. Mr. Atkinson stated that he can send a proposal to Ms. Acuna. It was the consensus of the Board to include the request on the next agenda.

6. **Strategic Consultant Report.** Mr. Wilson recognized Ms. Auzenne, who reported that NRF send the offer to Ms. Copper and that she left Ms. Cooper a voicemail to confirm if she received the offer.

Ms. Auzenne reviewed District calendars with the Board. She stated that she received a quote for \$10,000 for 1,700 calendar, that includes postage and mailing. It was the consensus of the Board to not go forward with the calendars due to the cost and to authorize Director Clark to coordinate with Ms. Auzenne on an alternative.

Mr. Auzenne informed the Board that the District did not get the solid waste grant.

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 Strategic Consultant Report.

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 January 2, 2024.

  
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President, Board of Directors

ATTEST:

  
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Secretary, Board of Directors