

MINUTES OF MEETING OF BOARD OF DIRECTORS
FEBRUARY 4, 2025

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 February 4, 2025, at 6:00 p.m.; whereupon the roll was called of the Board, to-wit:

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

All directors attended were present. Also attending all or parts of the meeting, in person were Ms. Maria Jones, office supervisor of the District; Mr. Charles Graham 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; Ms. Melanie Denmon, resident of the District; and Mr. John Hall, advisor for 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 (3-minute limit per person).** Ms. Denmon stated that she has not received any follow up regarding her application for water and sewer connections for the past 6 months. Ms. Hurd noted that the Harris County handles platting and granting exceptions. Ms. Auzenne stated a list of exceptions were provided to Ms. Denmon, however, the District's Rate Order has been updated since then. Mr. Graham explained that only one water and sewer connection is allowed for each plat according to the current District's Rate Order and the Board must approve any exceptions to its Rate Order. Extension discussion ensued.

2. **Approve Minutes from January 7, 2025, and January 23, 2025.** The Board reviewed the minutes of the meetings held on January 7, 2025, and January 23, 2025, copies of which were previously distributed to the Board.

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 approve the minutes of January 7, 2025, and January 23, 2025, as presented.

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 607 E St. Charles, 301 Gulf Pump, 610 Chambers, 502 Elm, 405 Elm, 209 Nod, 511 E. Melville.

Kodiak Crossing Section 4 – Ms. Hurd stated that comments on the bond application were received from the financial advisor and the attorney, and Cobb Fendley is making applicable revisions.

Barnaba Estates 15 ESFCs (830 FM 1942) – There were no updates.

210 FM 1942 Carwash (former Creekside Apartments) – There were no updates.

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

12617 Crosby Lynchburg – Ms. Hurd stated tap construction is pending.

2100 Highway 90 – There were no updates.

144 Felton – There were no updates.

206 E St Charles- There were no updates.

12203 Joan of Arc – There were no updates.

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 hydro pneumatic tank, three booster pumps, chlorine disinfection system, diesel emergency backup generator, motor control center, electrical improvements, fencing, driveway, and site work.

Construction Projects:

WWTP No. 1 Improvements – Ms. Hurd stated that preconstruction meeting was held this week and the Notice to Proceed was issued on February 3, 2025. She stated that the contractor is planning to start with the chlorine contact basin and then move to the digester due to lead time for fabrication.

Dreamland Place Phase 1 Drainage Improvements – Ms. Hurd stated that the project is substantially complete.

Barrett Station Phase 2 Drainage Improvements – Ms. Hurd stated that Texas Materials Group is continuing to install new waterline and Mr. Leal stated that a water shut-off is scheduled for tomorrow.

General District Engineering:

Capital Improvement Plan – There were no updates.

Water Conservation Plan – Ms. Hurd reviewed with the Board a draft annual report, stating that this will be the last report for the District.

Groundwater Reduction Plan – Ms. Hurd stated that the SJRA contract has been executed and returned to the District. She stated that the engineers met with SJRA to discuss design criteria of the intake structure, and with Newport’s engineer to discuss the pilot data.

Underserved Area Request – There were no updates.

Bal Harbor Forcemain – Ms. Hurd reported that the project was submitted to CDBG for funding consideration.

TCEQ Violation Response – Ms. Hurd stated that TCEQ comments on the as-built submitted have been received and addressed. She stated that Cobb Fendley started survey work to create metes and bounds descriptions of the sanitary control easements for all three wells.

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

Discussion ensued regarding Ms. Denmon’s water and sewer services application. Ms. Hurd stated that she provided all necessary information to Ms. Denmon, but she would need to submit the application for exceptions to Harris County on her own. No action was taken at this time.

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 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 there were 2 leaks withing the District in the past month.

Mr. Leal reported that the District’s water accountability was at 45% and accountability with leaks and flushing was at 90%, stating that the water loss was due to rehab at Barrett Station and unreported leakages.

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

Mr. Leal reported that Wastewater Treatment Plants No. 1 and No. 2 (“WWTP 1” and “WWTP 2”, respectively) were sampled and in compliance. He stated that WWTP 1 was at 77% capacity and WWTP 2 was at 62% capacity.

Mr. Leal reported on various general maintenance and repairs on District facilities for the last month.

Mr. Leal reviewed the residential tap status report for the month of January.

Mr. Leal stated that water shut-off is scheduled for tomorrow starting at 8 a.m., and the school will not be affected.

Upon motion by Director Wheatfall, 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 a request from Harris County Precinct 3 for a donation to the upcoming Barrett Community Center Senior Mardi Gras Event, a copy of which is attached hereto as Exhibit D. Discussion ensued regarding the District's annual donation amount to Harris County Precinct 3.

Upon motion by Director Johnson, seconded by Director Wheatfall, after full discussion and the question being put to the Board, the Board voted unanimously to approve donating \$150 to the Barrett Community Center Senior Mardi Gras Event.

Discussion ensued regarding upcoming meeting dates. The Board tentatively schedule the special meeting for February 14, 2025, and the Bookkeeper/Tax Assessor meeting for February 25, 2025.

Ms. Auzenne reported on grant application and participation in infrastructure map creation.

6. **Review Ethics Policy and take necessary action.** Mr. Graham noted that the District reviews the Ethics Policy yearly as a due diligence. Director Dangerfield stated that Directors had to pay out-of-pocket, then receive travel expense reimbursements for the past AWBD conference, which is an uncommon practice for the District. She stated that the Board prefers to receive cash advances. Director Clark suggested amending the Ethics Policy to explicitly include cash advances for Directors participating in AWBD conferences. Extensive discussion ensued regarding the bookkeeper's process for issuing cash advances and reimbursements.

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 amend the Ethics Policy to include travel and meal cash advancements for AWBD conferences within the laws.

7. **Approve Interlocal Agreement with Harris County re Wastewater Treatment Plant No. 2 wastewater based epidemiology program.** Mr. Graham presented to and reviewed with the Board the final version of the Interlocal Agreement with Harris County, a copy of which is attached hereto as Exhibit E.

Upon motion by Director Johnson, seconded by Director Lemond, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Interlocal Agreement with Harris County.

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 March 4, 2025.



President, Board of Directors

ATTEST:



Secretary, Board of Directors