

MINUTES OF MEETING OF BOARD OF DIRECTORS
FEBRUARY 3, 2026

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 February 3, 2026, 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 in person, thus constituting quorum. Also attending all or parts of the meeting, in person were Ms. Maria Jones, office supervisor of the District; Ms. Jaleesa Auzenne, strategic consultant for 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; and Mr. Roland Leal of Municipal Operations & Consulting ("*MOC*"), operator for the District; the Soza-Sergio family, residents of the District; and Mr. Daniel Namani, owner of Vortex Construction & Design.

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. Soza requested for an exception, stating that replatting her property for installation of a water meter at her new mobile home will be more time consuming and costly than she expected. Ms. Hurd stated that according to the District's Rate Order, only one connection is allowed per lot. Ms. Soza said that replatting was not required when she received a quote three years ago. Director Dangerfield said that the Board will further discuss and provide an update tomorrow.

Mr. Namani stated that he is building a carwash and Collins Coffee Company. He said that the minimum grease trap requirement for Crosby and Barrett is 1,500 gallon, and he is requesting for the Board's approval to use a 40 gallon grease trap since there will be no kitchen in the coffee shop, as recommended by his engineer. Ms. Hurd noted that according to the District's Rate Order, the minimum requirement for grease trap tank is 1,500 gallon for any food establishments. Upon inquiry by Mr. Namani, Ms. Hurd said that grease traps are typically installed outside of the property so that operators can access them for monthly inspections. She suggested reducing the required grease trap capacity to at least 100 gallon. Mr. Namani stated that he will coordinate with his engineer and provide revised plans for the District's engineer.

2. **Approve Minutes of meetings from January 6, 2026.** The Board reviewed the minutes of regular meeting held on January 6, 2026, copies of which were previously distributed to the Board.

Upon motion by Director Dangerfield, seconded by Director Lemond, after full discussion and the question being put to the Board, the Board voted unanimously to approve the minutes of special meeting and regular meeting held on January 6, 2026, 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:

Ms. Hurd stated that Cobb Fendley reviewed tap requests for 564 Barrett, 535 Ridge, 520 Arcadian, 419 Pecan, 308 Slumber and 130 E Melville.

Barrett Settlement – There were no updates.

Kodiak Crossing Section 4 – There were no updates.

Barnaba Estates 12 ESFCs (830 FM 1942) – There were no updates.

Barnaba Estates Replat 1, 4 ESFCs – There were no updates.

Barnaba Estates Replat 2, 3 ESFCs – There were no updates.

210 FM 1942 Carwash (former Creekside Apartments) – This was discussed during public comments.

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

2100 Highway 90 – There were no updates.

District Projects:

Drinking Water State Revolving Fund (DWSRF) 2016 Water Plant 3 – Ms. Hurd stated that the three contractors who submitted the initial quotes are no longer interested in the demolition project. She said that she is soliciting new quotes and reviewed a bid from JTB Services, Inc. in the amount of \$15,765.

Elevated Tank Waiver – Ms. Hurd reported that additional pumping data has been requested from MOC and she is working on an updated report for resubmittal.

Bal Harbor Lift Station Relocation and Forcemain Realignment – Ms. Hurd reported that she is continuing work on the preliminary design including layout of the site and route of force main.

Chambers Sewer Relocation – Ms. Hurd said that the limited topographic survey will begin this or next week to verify the proposed elevations are feasible.

Construction Projects:

WWTP No. 1 Improvements – Ms. Hurd reported that the contractor has completed Change Order No. 4 items and punchlist. She recommended approval of Pay Application No. 10 and Final in the amount of \$52,888.13, which will release all retainage on the contract and start the warranty period.

Barrett Station Phase 2 Drainage Improvements – Ms. Hurd stated that a meeting was conducted by Texas Materials Group last week with the inspector and she is waiting for updates.

General District Engineering:

Capital Improvement Plan (“CIP”), O&M Plan – Ms. Hurd reviewed the updated plans. She stated that chemical additional at Wells No. 1 and 2 has been submitted to TCEQ. She said that Well no. 3 will be submitted with the CIP project submittal.

Groundwater Reduction Plan (“GRP”) – Ms. Hurd reported that a coordination meeting was conducted with the GRP administrator to discuss annual requirements, etc. She said that an annual report is not required this year and the first annual report on water conservation measures will be due in March 2027. She verified that the surface water plant is listed as a project in the 2026 State Water Plant documents, which may allow the District to apply for Swift funding. She said that Scott Galloway of Texas Water Development Board (“TWDB”) is verifying the District’s eligibility for the January 2027 cycle.

Water/Sewer Capacity Status – Ms. Hurd reviewed with the Board a list of current utility commitments and plant capacities. She stated the commitment for the motel and retail development will expire in March 2026.

Harris County Coordination – Ms. Hurd reviewed a project area project, stating that the District received a records request for a Harris County Flood Control project that appears to be a continuation of the Barrett Drainage Improvements Phase 1. She said that MBCO will be performing line relocation and survey work for the next few weeks. She said that she reached out to IDS regarding the District’s existing sanitary sewer facility along FM 1942 and will verify with Ms. Jones if several properties are connected to the sanitary sewer line or on septic system, as requested.

At 6:39 p.m., Director Wheatfall entered the meeting.

Upon inquiry, Ms. Hurd stated that the sewer line for the carwash has already been completed.

Upon motion by Director Lemond, 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 and to approve Pay Application No. 10 and Final in the amount of \$52,888.13.

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 stated that the District has 1,734 connections, two water taps and four sewer taps installed in the past month.

Mr. Leal reported that there were four water leaks and three sewer leaks repaired.

Mr. Leal reported that the District’s water accountability with leaks and flushing accounted for was at 85%. He said that the isolation effort is still ongoing to identify leaks that may be causing the low accountability.

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

Mr. Leal reported 9 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 both in compliance. He stated that WWTP 1 was at 73% capacity and WWTP 2 was at 52% capacity.

Director Dangerfield acknowledged James for assisting with connecting the fire hydrant during a fire incident within the District today.

Mr. Leal reported on an exposed service line in the ditch, which requires immediate correction.

Mr. Leal reported on a broken pipe on the bottom at the pump station. He said that repair is required as soon as possible as the two pumps are experiencing difficulty maintaining the water level.

Mr. Leal reported that the motorized electric gate at Sewer Plant No. 1 stopped working. Director Johnson said that he will provide contractor information for a quote. No action has been taken at this time.

Mr. Leal stated that there is currently no auto dialer at Lift Station No. 6. Ms. Jone stated that an auto dialer will cost approximately \$1,900.

Mr. Leal reported on a sinkhole at the Water Plant No. 3 manhole with possible infiltration that requires repair as soon as possible. He said that the repair may be covered by the remaining budget from the previous manhole rehabilitation project.

Mr. Leal reported that a drop bar is necessary at the Lift Station No. 5 fence to minimize shaking and rattling from winds. He said that this project will be performed in-house.

Mr. Leal reviewed the residential tap report.

Upon motion by Director Clark, seconded by Director Wheatfall, after full discussion and the question being put to the Board, the Board voted unanimously (1) to approve the Operator's Report; (2) to approve repairing the exposed service line, (3) to approve repair the pipe at the bottom of the pump station; (4) to approve installing an auto dialer at Lift Station No. 6; (5) to approve repairing the sinkhole at Water Plant No. 5; and (6) to approve installing a drop bar at the Lift Station No. 5 fence.

5. Consider Amendments to Rate Order and take any necessary actions. Mr. Graham discussed various options to adjust the District's water and sewer rates structure.

Discussion ensued. The Board agreed for Ms. Auzenne and Mr. Leal to perform water rate analysis. No action was taken at this time.

6. Consider Amendments to Ethics Policy and take any necessary actions. Mr. Graham presented to and reviewed with the Board Amendments to Ethics Policy, a copy of which is attached hereto as *Exhibit D*.

Discussion ensued regarding expense advancement for attending conferences. Mr. Graham stated that he spoke with the District's bookkeeper regarding streamlining the approval process and clarified with her the paperwork requirements. He said that going forward, an agenda item will be added two months before each conference for the Board to approve number of days for per diem and advancement. Director Dangerfield noted that per diems will not be included in the advancements.

Upon motion by Director Lemond, seconded by Director Wheatfall, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Amendments to Ethics Policy.

7. Consider Residential Waste Collection Proposal from Walkers's Total Solutions and take any necessary actions. Mr. Graham presented to and reviewed with the Board Residential Waste Collection Proposal from Walkers's Total Solutions ("Walker's"), a copy of which is attached hereto as *Exhibit E*.

Mr. Graham stated that the current contract with Texas Pride Disposal ("Texas Pride") has a 5-year term with annual rate adjustment every March for an increase of 3% or the current CPI rate.

Mr. Graham stated that Walker's proposed \$23 per home per month for trash pick-up twice a week and recycling once a week. He said that the current rate with Texas Pride is \$19.19 and he anticipates the rate to increase by 3% to \$19.75 in March. He said that Texas Pride currently does not offer recycling.

Discussion ensued regarding the need to send Request for Proposals ("RFP"). No action is taken at this time.

Mr. Graham said that going forward, discussion of the waste collection contract will be added to the District's agenda every November.

8. Discuss District matters including, but not limited to authorizing service terminations on delinquent accounts, District activities and staffing, and customer concerns and take necessary action. Ms. Auzenne reviewed the draft budget workshop agenda. She said that she will coordinate with the District's consultants for meeting materials.

Upon inquiry by Director Dangerfield, Ms. Auzenne stated that there are no updates regarding the streetlights project. She said that she is expecting responses from Harris County later this week.

9. Review Engagement Continuance Letter from McCall Gibson Swedlund Barfoot Ellis PLLC and take any necessary action. Mr. Graham presented to and reviewed with the Board Engagement Continuance Letter from McCall Gibson Swedlund Barfoot Ellis PLLC, a copy of which is attached hereto as *Exhibit F*.

Mr. Graham stated that the audit report for fiscal year 2024 is completed and the audit report for fiscal year 2025 will be completed soon. He said that no action is required at this time.

Mr. Graham stated that the estimated engagement fees is up to \$24,000 to \$26,000.

10. Report on AWBD Conference. Director Lemond reported on various topics at the AWBD Conference.

11. Discuss proposed amendment to the engagement letter with Norton Rose Fulbright and take necessary action. Mr. Graham reviewed with the Board Amendment to the Engagement Letter with NRF, a copy of which is attached hereto as *Exhibit G*.

Mr. Graham stated that the bond counsel fee will be reduced from 3% to 2%. Also, the retainer fee structure and price will remain unchanged and NRF will bill anything outside of the items covered by the retainer fee hourly under special matters.

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 Amendment to the Engagement Letter with NRF.

12. **Public comments (continued).** Discussion ensued regarding the resident request for platting exception. Mr. Graham recommended to follow the District's Rate Order. Ms. Jones said that the property owner paid a fine when an additional tenant moved in three years ago and set up an illegal connection.

Upon motion by Director Lemond, seconded by Director Dangerfield, after full discussion and the question being put to the Board, the Board voted unanimously to approve applying multi-family rate to the plat, which will remain unchanged if one or more tenant moves out.

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

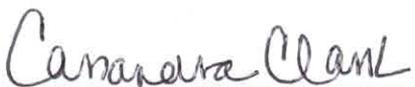
* * *

The above and foregoing minutes were passed and approved by the Board of Directors on March 3, 2026.



President, Board of Directors

ATTEST:



Secretary, Board of Directors