

MINUTES OF MEETING OF BOARD OF DIRECTORS
JULY 2, 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 July 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 directors attended in person. 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. Reginald Wilson, 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, and Ms. Tiera Gaston and Mr. Darrell Hatch of Harris County Public Health.

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.** There were no comments.
2. **HCPH Wastewater-Based Epidemiology Program.** Mr. Wilson recognized Ms. Gaston and Mr. Hatch, who presented to and reviewed with the Board a handout regarding the Wastewater-Based Epidemiology Program, a copy of which is attached hereto as *Exhibit B*.

Ms. Gaston stated that participation of the program is free of charge because it is funded by CDC, and that there is no agency for the District to report to. She said that she will send a draft interlocal agreement to NRF for review. Discussion ensued.

3. **Approve Minutes from June 4, 2024, and June 27, 2024.** The Board reviewed the minutes of the meetings held on June 4, 2024, and June 27, 2024, copies of which were previously distributed to the Board.

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 minutes of June 4, 2024, and June 27, 2024, subject to revisions.

4. **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 tap requests for 610 Chambers, 119 Reuben White, 148 ½ Barrett Rd, 500/502 Elm, 732 E Melville, 413 Fontaine.

Kodiak Crossing Section 4 – Ms. Hurd presented to and reviewed with the Board preliminary bond summary sheet that shows addition of three District projects and a proposal to amend and resubmit the bond application to include the projects in the amount of \$10,152.

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 preliminary bond summary sheet, subject to the District's financial advisor's review on tax rates.

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

Arredondo Addition (830 FM 1942) – There were no updates.

Finnels Estate 832 FM 1942/12921 Eagleton Lane – There were no updates.

2100 Hwy 90 Hotel at Crosby – There were no updates.

210 FM 1942 Creekside Apartments – Ms. Hurd stated Cobb Fendley is awaiting comments from TxDOT for the tap and manhole installation approval. She presented to and reviewed with the Board an updated utility commitment letter, stating that the development is changing to a car wash.

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 updated utility commitment letter.

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 the project is pending completion of plat and County approval of foremain drawings before Cobb Fendley provides tap quote.

726 E. St. Charles – 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 hydropneumatic tank, three booster pumps, chlorine disinfection system, diesel emergency backup generator, motor control center, electrical improvements, fencing, driveway, and site work.

Ms. Auzenne noted that the Commission denied the District's EPA grant application due to no available funding. She said that she will resubmit the application with a revised timeline shortened from 18 to 12 months.

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

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's work is underway. She noted that Cobb Fendley reviewed submittal for the sewer line materials and she notified the contractor of issues with picking up garbage.

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 – There were no updates.

Underserved Area Request – Ms. Hurd stated that Cobb Fendley responded to Engineering about an underserved area near the District. They are completing their feasibility report for Harris County.

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. Ms. Hurd presented to and reviewed with the Board a proposal for staking of an existing boundary at the District's Wastewater Treatment Plant No. 2 in the amount of \$10,275. 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 and the proposal for staking of an existing boundary at the District's Wastewater Treatment Plant No. 2 in the amount of \$10,275.

5. **Review Operations Report and authorize repairs.** Mr. Wilson 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 the District's water accountability with leaks and flushing were at 85%.

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

Mr. Leal reported that MOC is working on securing manholes within the District that were displaced after the Derecho storm events.

Mr. Leal said that the engineer located required paperwork for Water Wells No. 1 and 2, and they are still researching on Water Well No. 3. He said that he will continue to coordinate with the engineer on applying for variance.

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 to the Operator's Report.

6. **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 126 leaks detected in the District.

Ms. Jones said that she will coordinate with Mr. Leal on pending tap quotes.

Ms. Jones reported that Texas Pride Disposal requested for a curb to be removed. Mr. Wilson advised that Texas Pride Disposal should submit a formal request to the Board and that the concrete elevation cannot be removed because it is necessary to prevent wastewater spillage and avoid TCEQ violations.

7. **Attorney Report.** Mr. Wilson stated that check numbers 18000 through 18014 and 18016 through 18033 were previously presented to the Board. He said that the bookkeeper has verified that there are no duplicated checks and asked for the Board's approval.

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 checks numbers 18000 through 18014 and 18016 through 18033.

Mr. Wilson reported on 703 Red Oak, stating that NRF is obtaining title report from Stewart Title and will present the Purchase and Sale Agreement for the Board's approval upon final review. Ms. Hurd said that she will prepare the environmental report proposal for the Board's consideration.

9. **Review Strategic Consultant Report and take appropriate action.** Ms. Auzenne provided updates on the homecoming town hall meeting on July 16, 2024.

Ms. Hurd recommended installing equipment for the Wastewater-Based Epidemiology Program at Wastewater Treatment Plant No. 1. Discussion ensued. The Board is in consensus to further discuss at the next engineer/operator meeting.

Mr. Wilson provided updates on agreement negotiation with Flock. The Board agreed for NRF to inform Flock that the Board is not interested in moving forward unless the liability clause is removed.

10. **Executive Session.** 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 convene in executive session at 7:37 p.m. pursuant to (a) Section 551.071, Texas Government Code, in order to seek and receive legal advice from the District's attorney, and (b) pursuant to Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease,

or value of real property. At this time all person left except the Directors, Mr. Wilson, Ms. Leung, Ms. Jones, and Ms. Auzenne.

No motions were made.

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 reconvene in open session at 7:55 p.m.

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 6, 2024.



President, Board of Directors

ATTEST:



Secretary, Board of Directors