

MINUTES OF MEETING OF BOARD OF DIRECTORS
JANUARY 6, 2026

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 January 6, 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. 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; and Dr. Barrett King, Mr. Fred Barrett and Ms. Jerri Hunter, residents 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 (3-minute limit per person).** Mr. Barrett offered to sell a vacant property on Bal Harbour which is adjacent to the site of the future surface water plant.

Mr. Barrett discussed renaming the elevated storage tank ("*EST*") to "Barrett" and omitting "Station." Discussion ensued regarding the District's Capital Improvement Plant and the cost of repainting the EST.

Ms. Hunter said that she is receiving excessive notifications that she has an outstanding balance even after making payments on time. Ms. Jones stated that Ms. Hunter missed her September payment and her account is currently a month behind, which is why late fees are posted to the account and late due notifications were sent.

2. **Approve Minutes of meetings from December 2, 2025.** The Board reviewed the minutes of special meeting and regular meeting held on December 2, 2025, copies of which were previously distributed to the Board.

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 the minutes of special meeting and regular meeting held on December 2, 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:

Ms. Hurd stated that Cobb Fendley reviewed tap requests for 564 Barrett and 546 Arcadian.

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) – There were no updates

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

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.

405 Elm Street – There were no updates.

625 Arcadian – There were no updates.

12927 Eagleton – There were no updates.

District Projects:

Drinking Water State Revolving Fund (DWSRF) 2016 Water Plant 3 – Ms. Hurd stated that Cobb Fendley is waiting on the contract from the demolition contractor.

Elevated Tank Waiver – Ms. Hurd reported that TCEQ denied the request. She said that updated data and the requested documentation will be resubmit.

Bal Harbor Lift Station Relocation and Forcemain Realignment – Ms. Hurd reported that survey field work is completed and data is being processed. She said that preliminary design has started including layout of the site and route of force main.

Construction Projects:

WWTP No. 1 Improvements – Ms. Hurd reported that one remaining item on the punchlist is in progress. She recommended approval of Pay Application No. 9 in the amount of \$27,265. She said that the District's attorney forwarded her a Notice of Lien due to non-payment to one of the contractors. She said that the payment was sent to the updated address and the issue is now resolved. Mr. Graham concurred, stating the contractor is working on removing the lien.

Ms. Hurd recommend approval of Change Order No. 4 in the amount of \$1,700 for labor for installation of baffle walls.

Barrett Station Phase 2 Drainage Improvements – There were no updates

General District Engineering:

Capital Improvement Plan, O&M Plan – Ms. Hurd reviewed the updated plans. She stated that she is working on the submittal to TCEQ for chemical addition at the wells and anticipated submittal this month.

Ms. Hurd presented a proposal for Chambers Road Sanitary Sewer Relocation Realignment with a total engineering fee of \$177,610 and an estimated project cost of \$522,025.66. Discussion ensued regarding possible funding sources for the project.

Mr. Leal said that on-point repair has been completed. He said that the repair is temporary and does not correct the sagging of the waterline. He recommended proceeding with Chambers Road Sanitary Sewer Relocation Realignment.

Ms. Hurd stated the GRP has been approved by HGSD. She said that a meeting with the GRP administrator is scheduled for the end of January to discuss annual requirements, etc.

Discussion ensued regarding the necessity of acquiring the property offered for sale by Mr. Barrett. Ms. Hurd said that she will review the request and provide further information at the next meeting.

Director Dangerfield opened discussion regarding renaming the EST to "Barrett," and noted that the majority of the community is not in favor of the name change. Mr. Graham recommended conducting a survey regarding renaming the EST prior to the start of the rehabilitation project.

Water Conservation Plan – There were no updates.

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

Ms. Auzenne discussed timeline for putting up signages regarding the Water Plant 3 project.

Harris County Coordination – There were no updates.

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 the proposal for Chambers Road Sanitary Sewer Relocation Realignment with a total engineering fee of \$177,610 and an estimated project cost of \$522,025.66.

Upon motion by Director Wheatfall, seconded by Director Clark, after full discussion and the question being put to the Board, the Board voted unanimously (1) to approve the engineer's report; (2) to approve Pay Application No. 9 in the amount of \$27,265 contingent on lien removal; and (3) to approve Change Order No. 4 in the amount of \$1,700 for labor for installation of baffle walls.

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 the District's water accountability with leaks and flushing accounted for was at 84%.

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 56% capacity and WWTP 2 was at 44% capacity.

Mr. Leal reported that as requested by the Board, one of the wells was turned off to identify leakages within the District, which were repaired. He said that another leakage was found at Barrett Elementary School which is repaired. He discussed installing composite or smart meters at the school to track water accountability. Upon inquiry, Mr. Graham recommended installing smart meters at the school to track water usage and to allow Ms. Jones to receive real-time notifications if another leakage occurs.

Upon inquiry, Mr. Graham provided updates regarding the demand letter sent to the superintendent of the school. Discussion ensued regarding amending the Rate Order once a meter is installed at the school.

Discussion ensued regarding recurring water discoloration at Charles R. Drew Elementary School. Director Wheatfall requested more frequent flushing at the school.

Mr. Leal reviewed photographs of the repair completed at Chambers Road.

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 the Operator's Report.

5. **Discuss District matters and take necessary action.** Ms. Jones reminded the Board that the AWBD Winter Conference will start on January 23, 2026.

Mr. Graham opened discussion regarding the January bookkeeper meeting. The Board is in consensus to schedule the January bookkeeper meeting for Wednesday, January 21, 2026.

Ms. Auzenne said that Riley Chambers Community Center is hosting a Mardi Gras celebration on February 17, so the event space will be unavailable for the District's townhall meeting. Discussion ensued regarding setting the date for the townhall meeting. The Board tentatively scheduled the townhall meeting for Wednesday, April 1, 2026, at Riley Chambers Community Center, subject to availability.

Discussion ensued regarding setting the date for the budget workshop. The Board tentatively scheduled the budget workshop for Friday, March 6, 2026, at Riley Chambers Community Center, subject to availability.

Discussion ensued regarding negotiation approaches with Barett Elementary School regarding installing a smart meter and recovering costs of water loss.

6. **Executive Session pursuant to Sections 551.071 of the Open Meetings Act for the purpose of a private consultation with the Board's attorney on matters in which the attorney's duty to the governmental body requires confidentiality under the Rules of Professional Conduct of the State of Texas.** 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 7:48 p.m. pursuant to Sections 551.071 of the Open Meetings Act for the purpose of a private consultation with the Board's attorney on matters in which the attorney's duty to the governmental body requires confidentiality under the Rules of Professional Conduct of the State of Texas. At this time, all persons remained at the meeting.

Upon motion by Director Clark, seconded by Director Wheatfall, after full discussion and the question being put to the Board, the Board voted unanimously to reconvene in open session at 7:49 p.m.

Upon motion by Director Clark, seconded by Director Wheatfall, after full discussion and the question being put to the Board, the Board voted unanimously to authorize NRF to accept the settlement offer from the Department of Justice and to authorize the bookkeeper to issue the payment.

7. **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.

At 8:01 p.m., all persons left the meeting except the directors, Mr. Graham, and Ms. Leung.

Discussion ensued regarding the bond counsel fees.

Director Martin opened discussion regarding expense advances for attending AWBD conferences.

Discussion ensued regarding the current and proposed billing structures.

The Board is in consensus to table further discussion until the next meeting.

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 February 3, 2026.



President, Board of Directors

ATTEST:



Secretary, Board of Directors