

MINUTES OF MEETING OF BOARD OF DIRECTORS
JANUARY 7, 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 January 7, 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; and Mr. Ray Lewis of Texas Pride Disposal.

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).** There were no public comments.
2. **Approve Minutes from December 3, 2024, and December 19, 2024.** The Board reviewed the minutes of the meetings held on December 3, 2024, and December 19, 2024, 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 December 3, 2024, and December 19, 2024, as presented.

3. **Discuss Contract with Texas Pride Disposal and take necessary action.** The Board reviewed the Residential Solid Waste Collection Contract with Texas Pride Disposal ("Garbage Services Contract"), a copy of which is attached hereto as *Exhibit B*. Discussion ensued. 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 Garbage Services Contract.

4. **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 C*.

Applications for service:

Barrett Station – Ms. Hurd stated that Cobb Fendley reviewed tap requests for 325 Zinn and 627 #1 Zinn.

Kodiak Crossing Section 4 – Ms. Hurd stated that Cobb Fendley is revising the proposed bond application in the amount of \$5,600,000 and a review draft package has been sent to the Financial Advisor and attorney to review.

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

210 FM 1942 Carwash (former Creekside Apartments) – Ms. Hurd stated the developer is working on revised plans.

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

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

726 E. St. Charles – There were no updates.

0 Ridge Dr. – There were no updates.

0 Barrett – There were no updates.

610 Chambers – There were no updates.

727 Cottontail – There were no updates.

2100 Highway 90 – There were no updates.

144 Felton – There were no updates.

206 E St Charles- Ms. Hurd stated that the property owner paid utility commitment letter fee for the replat of a property to serve 1 ESFC.

12203 Joan of Arc – Ms. Hurd stated that the property owner paid utility commitment letter fee for the replat of a property to serve 2 ESFCs.

District Projects:

Drinking Water State Revolving Fund (DWSRF) 2016 Water Plant 3 – There were no reports.

Construction Projects:

WWTP No. 1 Improvements – Ms. Hurd stated that preconstruction meeting is scheduled for January 16th. She stated that the proposed improvements are expanded chlorine basin, proposed digester, blowers, electrical upgrades.

Dreamland Place Phase 1 Drainage Improvements – Ms. Hurd stated that CE Barker is completing work on the drainage improvements and adjusting the final 10 water/sewer tap lines.

Barrett Station Phase 2 Drainage Improvements – Ms. Hurd stated that Texas Materials Group is continuing to install new waterline.

Ms. Hurd stated that the inspection budget the Board previously authorized has been depleted. She stated that the Dreamland Phase 1 Drainage-Improvements project is approaching completion, but approximately \$8,000 will be required in addition for further inspection of the Barrett Station Phase 2 Drainage Improvements. She stated that she will be meeting with the project manager and present the final authorization amount at the next meeting.

General District Engineering:

Capital Improvement Plan – There were no updates.

Water Conservation Plan – Ms. Hurd stated that Cobb Fendley is working on the draft annual Water Conservation Plan report, which is required to be completed every five years.

Groundwater Reduction Plan – Ms. Hurd stated that the SJRA contract is being finalized for signatures and Cobb Fendley is working on HGSD's comments on the GRP submittal. She stated that partial topo survey has begun on the areas outside of the Cooper property and permission has been requested to utilize Newport MUD's pilot study as a submittal to TCEQ.

Underserved Area Request – There were no updates.

Bal Harbor Forcemain – Ms. Hurd stated that the project is being submitted to CDBG for funding. She reviewed a proposal for Phase 1 ESA in the amount of \$11,000, stating that it is one of the requirements for the CDBG application. Extensive Discussion ensued.

TCEQ Violation Response – Ms. Hurd reviewed the Authorization of Professional Engineering Services for sanitary control survey services in the amount of \$23,526, stating that as-built submittal was submitted to TCEQ in December.

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

Upon motion by Director Johnson, seconded by Director Wheatfall, 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 the proposal for Phase 1 ESA in the amount of \$11,000; and (3) to approve the Authorization of Professional Engineering Services for Sanitary Control Survey – Water Plants 1, 2 and 3 in the amount of \$23,526.

5. **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 D*.

Mr. Leal reported that there were 3 leaks within the District in the past month.

Mr. Leal reported that the District's water accountability with leaks and flushing was at 74%, stating that water loss was due to rehab at Barrett Station.

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 83% capacity and WWTP 2 was at 50% capacity.

Mr. Leal noted that a leak was discovered at Barrett Station where Harris County is working on. He stated that the contractors turned on 2 hydrants to compensate for the leakage instead of notifying the operator and office supervisor, which led to low water pressure. He stated that unidentified water leaks is one of the major factors contributing to low accountability. Extensive discussion ensued. Director Johnson suggested communicating with Harris County regarding unreported water lines damages and demanding a monetary compensation.

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

Mr. Leal reported that a pump failure is discovered at Lift Station #7. He stated that pump rental is \$2,000 per month and installing a new pump will be \$29,100.

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

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 to the Operator's Report and to authorize Lift Station #7 pump rental and repair.

6. **Discuss District matters and take necessary action.** Ms. Jones stated that Texas Materials returned the rental fire hydrant with damages. She stated that the rental deposit will not be returned to Texas Materials, and the District will need to purchase a replacement fire hydrant.

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 approve the District Matters Report and to authorize the office supervisor to purchase a replacement fire hydrant not exceeding \$1,600.

7. **Interlocal Agreement with Harris County.** Mr. Graham reviewed the Interlocal Agreement with Harris County, stating that he received the final version of the agreement regarding the wastewater based epidemiology ("WBE") program that the District previously discussed. He stated that he will present the revised agreement to the Board for approval at the next meeting.

8. **Report on Eminent Domain annual filing.** Mr. Graham requested for the Board's authorization to complete the annual Eminent Domain filing on behalf of the District. He stated that the District has not exercised Eminent Domain power in the past year. 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 authorize the attorney to complete the annual Eminent Domain filing with the Comptroller of Public Accounts.

9. **Real Estate Matters.** Mr. Graham reported that the terms for the Purchase Sale Agreements for 703 Red Oak and Cooper properties are finalized and ready for the Board's execution.

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 authorize the President and the Secretary to execute the Purchase Sale Agreements for 703 Red Oak and Cooper properties.

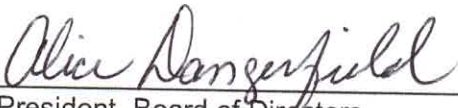
10. **Program Manager's Report.** Ms. Auzenne reviewed the draft 2025 Board Workshop agenda, previously distributed to the Board. She asked for the Board's feedback on the date and the agenda items.

Ms. Auzenne reviewed the Sewer Revenue Rate Adjustment Proposal, stating that trash collection rate has been increased to \$19.19 per household according to the new contract with Texas Pride Disposal. She recommended an increase to the current sewer rate effective March 1, 2025. Discussion ensued.

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

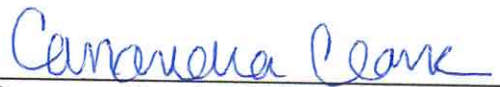
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The above and foregoing minutes were passed and approved by the Board of Directors on February 4, 2025.



President, Board of Directors

ATTEST:



Secretary, Board of Directors