

MINUTES OF MEETING OF BOARD OF DIRECTORS
JUNE 13, 2023

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 June 13, 2023, 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
Vacant, Assistant Secretary

All members of the Board were present, excluding Director Lemond, thus constituting a quorum. Also attending all or parts of the meeting were Ms. Cassandra Clark, Ms. Angela Palance and Mr. Terry Alfred, visitors; Ms. Jaleesa Auzenne, Strategic Consultant for the District; Ms. Maria Acuna, District Office Supervisor; Mr. Reginald Wilson and Ms. Jane Maher 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. John Montgomery of Municipal Operations & Consulting ("*MOC*"), operator for the District (via Phone).

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.** President Sonnier recognized Mr. Montgomery, who discussed Ms. Palance's request for a reimbursement agreement. Mr. Montgomery stated that with the two inch forcemain, it's possible for another resident to tie-in to the sewer extension. He noted that the total cost is \$10,877, and if another resident were to tie-in, she would be reimbursed \$5,300. Discussion ensued. Mr. Wilson stated the number of potential tie-ins would need to be determined to draft the reimbursement agreement. Ms. Hurd stated that she would verify.

President Sonnier recognized Mr. Alfred, who asked what his neighbor will need to connect. Ms. Hurd stated that a grinder pump is needed. Mr. Sonnier stated that he will get with Mr. Montgomery and provide an update to Mr. Knapp.

2. **Review Operations Report and authorize repairs.** Mr. Wilson recognized Mr. Montgomery, who presented to and reviewed with the Board the Operation's Report, a copy which is attached hereto as *Exhibit B*. Mr. Montgomery reported that the District's water accountability with leaks and flushing were at 70%.

Mr. Montgomery reported that there is a line stop on Penn Street. He noted that he does not have a quote at this time, but would like to work with President Sonnier to repair.

Mr. Montgomery reported that the RV park is wanting a permit through the Texas Department of Transportation ("*TxDOT*"). Ms. Auzenne stated that she spoke with Mr. Bradley and noted that he can not apply for a permit with TxDOT because he is not a registered agent of the District. Ms.

Hurd stated that Cobb Fendley can submit the plans on behalf of the District. Ms. Auzenne stated that she can notify Mr. Bradley of the fees that Cobb Fendley may accrue for submitting the plans on his behalf in order to receive the permit. Ms. Hurd stated that she will wait to submit plans until she hears from Ms. Auzenne. 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 authorize Cobb Fendley to coordinate the submission of the plans.

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 Operation's Report.

3. **Approve Minutes from May 2, 2023.** The Board reviewed the minutes of the meeting held on May 2, 2023, copies of which were previously distributed to the Board.

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 minutes of May 2, 2023, as presented.

4. **Discuss status of Audit for FYE May 31, 2022.** Mr. Wilson stated that at the last Bookkeeper/Tax Assessor meeting the Board authorized NRF to send requests for bookkeeping proposals. Discussion ensued regarding the status of the 2022 audit. Mr. Wilson stated that he will set up a call with the District's auditor to see what information is still outstanding.

Mr. Wilson stated that the June Bookkeeper/Tax Assessor meeting will need to be moved due to the AWBD conference. It was the consensus of the Board to move the meeting to June 29, 2023.

5. **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*.

Mr. Montgomery stated that he has an estimate to repair the line stop on Penn Street in the amount of \$19,145. 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 authorize MOC to coordinate with President Sonnier on the line stop and repair of the rod on Penn Street in an amount not to exceed \$19,500.

Applications for service:

Barrett Station – Ms. Hurd stated that Cobb Fendley reviewed a tap request for 12519 Locust.

Kodiak Crossing Section 4 – There was no report.

Highway 90 Apartments – There was no report.

Arredondo Addition (830 FM 1942) – There was no report.

Finnels Estate 832 FM 1942/12921 Eagleton Lane – There was no report.

12416 Alma (154 Felton) – There was no report.

Bradley RV Park 244 FM 1942 – Ms. Hurd stated that Cobb Fendley needs to submit a permit request to TxDOT for the water tap.

2100 Hwy 90 – There was no report.

210 FM 1942 Creekside Apartments – Ms. Hurd stated that plan review comments have been sent to the developer's engineer.

Riley Chambers Park Head Start – Ms. Hurd stated that Cobb Fendley on the tap quote.

Saltibus Place – There was no report.

624 E. St. Charles and 0 Zinn – There was no report.

303 Gulf Pump – There was no report.

Turner Chevrolet – Ms. Hurd stated that Cobb Fendley is waiting to receive drawings and the plan review fee.

12510 Crosby Lynchburg – There was no report.

Equine Center – Ms. Hurd stated that she let the designer know that the Board would be open to providing out-of-district service for the Harris County-owned Equine Center development.

Design Projects:

Drinking Water State Revolving Fund (DWSRF) 2016 Water Plant 3 – Ms. Hurd stated that Cobb Fendley is looking into 701 Red Oak and plans to send a letter to the property owner.

Barrett Station Drainage Improvements – Ms. Hurd stated that the project is getting ready to bid.

FM 1942 and Eagleton Lane Forcemain Extension – Ms. Hurd stated that Cobb Fendley received TxDOT and Harris County approval and that MOC is working on obtaining quotes.

WWTP No. 1 Improvements – Ms. Hurd stated that plans have been submitted to the County for review.

Penn Street Utility Extension – Ms. Hurd stated that MOC is preparing to submit the construction bond/permit to Harris County.

General District Engineering:

HGSD Grant Shower Head Replacement – Ms. Hurd stated that she and Ms. Auzeene met with Harris Galveston Subsidence District ("HGSD") for an update through end of May. She noted that shower head can be distributed through July and that the final report is due July 31. She noted that HGSD processed the District's reimbursement request for quarters 1 through 3.

Capital Improvement Plan – There was no report.

Dreamland Drainage Improvements – Ms. Hurd reviewed a preliminary construction cost estimate of potential relocations needed of the District's utilities.

Water Conservation Plan – There was no report.

Groundwater Reduction Plan – Ms. Hurd reviewed a proposal for an appraisal of 12720 Crosby Lynchburg Road.

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

TPDES Permit Renewal – Ms. Hurd stated that the final permit for WWTP 1 was issued on May 12, 2023. She noted that Cobb Fendley has reviewed the draft for plant 2 and are waiting to receive the final permit.

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 Engineer's Report and the proposal for the appraisal of 12720 Crosby Lynchburg Road.

6. **Discuss District matters and take necessary action.** Mr. Wilson recognized Ms. Acuna, who stated she did not have a report.

7. **Strategic Consultant Report.** Mr. Wilson recognized Ms. Auzenne, who presented to and reviewed with the Board the Strategic Consultant Report, a copy of which is attached hereto as *Exhibit D*. She discussed capital projects and maintenance items that were previously approved by the Board. She also discussed administrative item and District claims and incidents.

Ms. Auzenne discussed the budget of \$1,200 for purchasing 2023 Homecoming items.

Discussion ensued regarding the proposed reimbursement agreement for Ms. Palance. Upon motion by Director Sonnier, seconded by Director Dangerfield, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Strategic Consultant Report, to approve the reimbursement agreement for Ms. Palance, subject to Cobb Fendley's confirmation on the number of lots and taps, and to approve the budget for the Homecoming items.

Mr. Wilson stated that the next Engineer/Operator meeting falls on the Fourth of July and will need to be rescheduled. It was the consensus of the Board to hold the meeting on July 11, 2023.

8. **Discuss board vacancy.** It was the consensus of the Board to table this item until the full Board is present. Discussion ensued regarding sending interest letters to potential candidates.

President Sonnier informed the Board that a District employee lost family members in a recent accident and requested Board consideration to donate for funeral expenses. 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 a donation of \$200.

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 July 11, 2023.



President, Board of Directors

ATTEST:



Secretary, Board of Directors

Attest