

MINUTES OF MEETING OF BOARD OF DIRECTORS  
JUNE 4, 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 June 4, 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. John Montgomery of Municipal Operations & Consulting ("*MOC*"), operator for the District, Ms. Lisa Rickert of Artesian Financial Services ("*Artesian*"), bookkeeper of the District, Ms. Jaleesa Auzenne, Strategic Consultant for the District, Mr. Nick Sobrino, Ms. Evelyn J. Palmer, Mr. Don Palmer, Mr. Adell Bradley, Ms. Melanie Denmon, Ms. Darlene Bass, and Mr. Brian Harris, residents of the District.

**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.** Mr. Sobrino, the representative of 12617 Crosby Lynch, asked the Board of the possibility to use septic system at his development. Mr. Wilson stated that the current Rate Order does not allow septic system within the District. The Board concurred.

Mr. Palmer said that he sent a check, which was processed on May 20<sup>th</sup>, upon receipt of a bill due on May 8<sup>th</sup> in the mail but with a postmark on May 17<sup>th</sup>. He requested the Board to waive the late fee since the bill was sent after the due date. Ms. Jones said that she will call Mr. Palmer on Monday.

Mr. Bradley said that he is following up on his requests from the last meeting. Ms. Hurd said that Cobb Fendley has requested a survey on the property lines to present to the Board and that she cannot change the existing sealed engineering plan from Mr. Bradley's engineer. Mr. Wilson requested documentation from Mr. Bradley that shows the District has assumed financial responsibility for the basin. Extensive discussion ensued.

Ms. Bass requested water and sewer services on Ms. Denmon's property and asked when platting will be completed. Mr. Wilson said that plat numbers are assigned by Harris County and are required by the District to provide water and sewer services because only one connection is allowed per plat for capacity and state reporting purposes. Ms. Bass said that her neighboring properties received water services without plat numbers. Ms. Hurd said that she will investigate the issue.

Mr. Harris said that his water hose was removed on his property. He said that while waiting for his water service application to be processed, he has been retrieving water from the connection across the street for his RV. Mr. Montgomery stated that the application process usually takes 4-6 weeks and he will provide a quote to Mr. Harris tomorrow.

Mr. Wilson recognized Ms. Rickert, who introduced herself as the new bookkeeper of the district. The Board thanked and welcomed Ms. Rickert.

2. **Approve Minutes from May 7, 2024, May 23, 2024, and May 28, 2024.** The Board reviewed the minutes of the meetings held on May 7, 2024, May 23, 2024, and May 28, 2024, 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 7, 2024, May 23, 2024, and May 28, 2024.

3. **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 B*.

**Applications for service:**

**Barrett Station** – Ms. Hurd stated that Cobb Fendley reviewed tap requests for 144 Felton, 622, Reuben White, 350 Pine, and 350 Lullaby.

**Kodiak Crossing Section 4** – Ms. Hurd stated that Cobb Fendley is updating summary of cost for Mr. Howell's review.

**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.

**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)** – Ms. Hurd stated that lots platted as Guridys Acres have requested service. She stated that the proposed 2" forcemain is \$24,964.21 and 4" water was quoted for \$31,357.92.

**12617 Crosby Lynchburg** – Ms. Hurd stated that the property owner paid utility commitment letter fee and the Utility Commitment Letter was issued to serve 1 ESFC for a plat. She said that the property owners are requesting that a septic system be allowed instead of paying for a grinder pump and forecmain.

**726 E. St. Charles** – Ms. Hurd said that the property owner paid utility commitment letter fee and the Utility Commitment letter was issued to serve 3 ESFC for a replat.

**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. She noted that Cobb Fendley received a letter from the Texas Water Development Board ("TWDB") approving the use of surplus funds. She noted that TWDB has given the District a six-month timeline to submit an environmental study. She stated that the property appraisal has been completed.

**WWTP No. 1 Improvements** – Ms. Hurd stated that the proposed improvements are the expanded chlorine basin, proposed digester, blowers, electrical upgrades. She reported that the project has been submitted for funding to Harris County CDBG. She noted that the environmental study has been completed. She noted that County staff visited the plant site and took photos, and the County intends to have selections complete in August.

**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. The Board agreed to consider applying Harris County platting exemption to the District's platting exemption policy for the next 30 days.

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 Engineer's Report.

4. **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 C*. Mr. Montgomery reported that the District's water accountability with leaks and flushing were at 81%.

Mr. Montgomery said that he will coordinate with Mr. Haley to investigate water leaks around Lullaby.

Mr. Montgomery reported that he is coordinating 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.

5. **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 114 leaks detected in the District.

She said that there will be a 12% increase in document storage fees with Iron Mountain. The fee will be \$261 effective July 1.

She said that she spoke with Reliant regarding the 2 malfunctioning lights inside the fence and was quoted \$3324 to install 2 lights by the water tower. She said that she will contact Centerpoint regarding usage of the existing light poles and solicit a quotes.

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 District Matters Report.

6. **Attorney Report.** Mr. Wilson said that he is reviewing the agreement sent by Flock Security and will send them his comments. 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 agreement with Flock Security, subject to final review.

Mr. Wilson said that he relayed to the manager of Sleep Inn that the Board is not interested in deannexing. The manager thanked the Board and inquired if the Board is willing to reimburse him the difference between Crosby MUD's out-of-district fees and the District's in-district fees. Mr. Wilson recommended against reimbursement.

Mr. Wilson said that NRF will send one more follow up letter to Cooper before sending a complaint.

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 attorney's report.

7. **Strategic Consultant Report.** There was no report.

8. **Appoint election agent, authorize posting of deadlines, and set election procedures.** Mr. Wilson presented to the Board the Appointment of Agent for the 2024 Directors Election, a copy of which is attached hereto as Exhibit E. 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 appoint Jessica Leung as the election agent for the 2022 Directors Election.

9. **Executive Session.** 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 convene in executive session at 8:14 p.m. pursuant to Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease, or value of real property. At this time all persons left except the Directors, Mr. Wilson, Ms. Leung, Ms. Hurd, and Ms. Auzenne.

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 reconvene in open session at 8:20 p.m.

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 offer amount discussed during the executive session.

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 NRF to move forward with the amount discussed during the executive session regarding the Cooper property.

Upon motion by Director Sonier, seconded by Director Johnson, after full discussion and the question being put to the Board, the Board voted unanimously to adjourn the meeting.

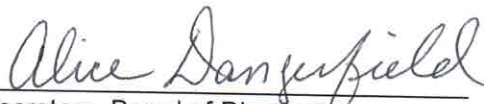
THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, the meeting was adjourned.

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The above and foregoing minutes were passed and approved by the Board of Directors on July 2, 2024.

  
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President, Board of Directors

ATTEST:

  
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Secretary, Board of Directors