

MINUTES OF MEETING OF BOARD OF DIRECTORS
MARCH 4, 2025

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 March 4, 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, except Director Johnson. Also attending all or parts of the meeting, in person were Ms. Maria Jones, office supervisor of 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; Ms. Jaleesa Auzenne, Program Manager for the District; and Ms. Lesli Castillo, developer within 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).** Ms. Castillo stated that she has a question regarding water and sewer services request for her development. The Board was in consensus to defer public comments until the engineer arrives.

2. **Approve Minutes from February 4, 2025, and February 14, 2025.** The Board reviewed the minutes of the meetings held on February 4, 2025, and February 14, 2025, copies of which were previously distributed to the Board.

Upon motion by Director Wheatfall, seconded by Director Dangerfield, after full discussion and the question being put to the Board, the Board voted unanimously to approve the minutes of February 4, 2025, and February 14, 2025, as presented.

3. **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 B*.

Mr. Leal reported that a leak within Crosby ISD, however, the operators had no access to the school to evaluate or address the leak. He stated that Crosby ISD has now repaired the leak, therefore, water loss at the well has dropped significantly.

Mr. Leal reported that the District's water accountability was at 90%.

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 123% capacity and WWTP 2 was at 82% capacity.

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

Mr. Leal reviewed a map illustrating 5 valves at Ridge Drive and Reuben White Drive that need to be isolated to avoid water shut-off at the daycare and to allow the County more days to work on the Project. Extensive discussion on the preferred days to schedule water shut-off to minimize impact to schools and daycares. The Board agreed to schedule water shut-offs on Fridays for minimal impact on schools and daycares and to set up signs at the beginning of the streets in lieu of door tags to save costs.

Upon motion by Director Wheatfall, seconded by Director Lemond, 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 MOC to order 10 water shut-off signs.

At this time, the engineer has entered into the meeting.

4. **Public comments (3-minute limit per person) (continued).** Ms. Castillo requested for an extension of the main line for an estimated 400 feet to her development at 437 Barrett Road so she can proceed with the second phase of the development. She stated that she previously informed Ms. Jones of her development plans of 9 lots and understood the meter fees are her responsibility. The engineer requested Ms. Castillo to provide the recorded easements.

5. **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 request for 144 Barrett.

Kodiak Crossing Section 4 – Ms. Hurd stated that comments on the bond application were received from the financial advisor and the attorney, and Cobb Fendley is completing applicable revisions.

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

210 FM 1942 Carwash (former Creekside Apartments) – Ms. Hurd stated that TxDot provided comments on the plans which were sent to the site engineer for revisions.

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

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

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.

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.

Construction Projects:

WWTP No. 1 Improvements – Ms. Hurd stated that the contractor mobilized and has begun demo. She recommended approval of Pay Estimate No. 1 in the amount of \$61,465, stating that the proposed improvements are expanded chlorine basin, proposed digester, blowers, electrical upgrades.

Dreamland Place Phase 1 Drainage Improvements – Ms. Hurd stated that the project is substantially complete.

Barrett Station Phase 2 Drainage Improvements – Ms. Hurd stated that Texas Materials Group is continuing to install new waterline. Ms. Hurd requested for the Board's approval of Additional Authorization of Construction Administration in the amount of \$17,202.

General District Engineering:

Capital Improvement Plan – There were no updates.

Water Conservation Plan – Ms. Hurd stated that the annual report has been submitted to HGSD.

Groundwater Reduction Plan – Ms. Hurd stated that Cobb Fendley is working on the preliminary engineering report and 30% plans.

Underserved Area Request – There were no updates.

Bal Harbor Forcemain – Ms. Hurd stated that the District received some questions about the CDBG application.

TCEQ Violation Response – Ms. Hurd stated that a response has been submitted to TCEQ providing further information including the recorded sanitary control easements for all three wells.

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

Upon motion by Director Lemond, 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 the Pay Estimate No. 1 in the amount of \$61,465; and (3) to approve the Additional Authorization of Construction Administration in the amount of \$17,202.

6. **Approve Order Authorizing Application for Expedited Consideration of Approval by Texas Commission on Environmental Quality of Project and Issuance of Bonds.** Mr. Graham presented to and reviewed with the Board the Order Authorizing Application for Expedited Consideration of Approval by Texas Commission on Environmental Quality of Project and Issuance of Bonds ("*Bond Application Order*"), a copy of which is attached hereto as *Exhibit D*.

Upon motion by Director Wheatfall, seconded by Director Lemond, after full discussion and the question being put to the Board, the Board voted unanimously to adopt the Bond Application Order.

7. **Discuss District matters and take necessary action.** Ms. Jones stated that the District received a donation request to Barrett Youth Enrichment Summer Camp. She stated that the District has made a total of \$2,865 in donations to various causes for fiscal year 2025. Discussion ensued regarding setting a limit on donation amounts. The Board is in consensus to defer discussion on the donation request.

Ms. Auzenne reported on GIS mapping grant, stating that comments on the agreement have been exchanged and addressed, and the agreement has been signed by Communities Unlimited, Inc., a copy of which is attached hereto as *Exhibit E*.

Ms. Auzenne reported that the 703 Red Oak Purchase Agreement has been signed and the attorney is working on the final steps. Mr. Graham stated that the Board's authorization is required for the bookkeeper to release \$5,000 to open escrow and for the engineer to perform any necessary survey and feasibility and environmental study within the 60-day period.

Upon motion by Director Lemond, seconded by Director Wheatfall, after full discussion and the question being put to the Board, the Board voted unanimously to authorize the bookkeeper to release \$5,000 to open escrow and to authorize the engineer to perform any necessary survey and feasibility and environmental study within the 60-day period.

Mr. Graham provided an update on the Cooper property, stating that the Purchase Sales Agreement has been executed by the Board and transmitted to the seller. He noted that the seller requested an additional 3-month post-close to move equipment out of the property. He stated that the Board's authorization is required to authorize the bookkeeper to release \$17,550 to open escrow and an additional \$5,000 for moving expenses, as requested by the seller.

Upon motion by Director Wheatfall, seconded by Director Clark, after full discussion and the question being put to the Board, the Board voted unanimously to authorize the bookkeeper to release \$22,550 to open escrow and for the additional moving expenses requested by the seller.

8. **Consider for approval the Amended Ethics Policy.** Mr. Graham reviewed with the Board amendments to the Ethics Policy, stating a provision has been added to the Ethics Policy regarding expense advancements. Discussion ensued.

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 approve the Amended Ethics Policy subject to revisions, a copy of which is attached hereto as *Exhibit F*.

9. **Discuss proposal from Verizon Wireless and take necessary action.** Mr. Graham reviewed with the Board a lease renewal proposal from Verizon Wireless, a copy of which is attached hereto as *Exhibit G*.

Upon motion by Director Wheatfall, seconded by Director Clark, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Lump Sum Payment Option on the proposal from Verizon Wireless.

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 April 1, 2025.



President, Board of Directors

ATTEST:



Secretary, Board of Directors