

MINUTES OF MEETING OF BOARD OF DIRECTORS
OCTOBER 1, 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 October 1, 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. Roland Leal of Municipal Operations & Consulting ("MOC"), operator for the District; Ms. Jaleesa Auzenne, Program Manager for the District; Ms. Tameka Myers-Lewis and Mr. Donovan Nash, 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 (3-minute limit per person).** Mr. Nash requested a status update regarding line extension for his property at 144 Felton. The Board agreed for Mr. Nash to provide the main service line quote he received from a third party contractor for review and comparison.

2. **Approve Minutes from September 19, 2024.** The Board reviewed the minutes of the meetings held on September 19, 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 September 19, 2024.

3. **Approve Agreement with Harris County relating to General and Special Elections to be held on November 5, 2024.** Mr. Wilson presented to and reviewed with the Board the Joint Election Agreement with Harris County ("Agreement"), a copy of which is attached hereto as *Exhibit B*.

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 adopt the Agreement.

4. **Review Burton Accounting P.L.L.C.'s Report on Applying Agreed-Upon Procedures and Approve Representation Letter.** Mr. Wilson presented to and reviewed with the Board the Agreed-Upon Procedures, a copy of which is attached hereto as *Exhibit C*. He stated that two audits are required for the District because of the District's loan with TWDB, which requires a single face audit by an independent auditor.

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 representation letter from Burton Accounting, P.L.L.C., a copy of which is attached hereto as *Exhibit D*.

5. **Discuss Insurance Renewal.** Mr. Wilson stated that the District's current insurance with Arther J. Gallagher expires on December 1, 2024. He stated that NRF can solicit proposals for the Board to review.

6. **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 E*.

Applications for service:

Barrett Station – Ms. Hurd stated that Cobb Fendley reviewed tap requests for 12418 Judge, 522 Pine, 12216 Myrtle.

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 is being assembled.

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

210 FM 1942 Carwash (former Creekside Apartments) – Ms. Hurd stated Cobb Fendley is waiting for developer to send revised plans.

13111 Crosby Lynchburg – There were no updates.

13415 Blanchard – Ms. Hurd stated that the property owner paid utility commitment letter fee and an utility commitment letter was issued to Serve 3 ESFCs for a replat.

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

12617 Crosby Lynchburg – Ms. Hurd stated that Letters of No Objection have been provided for on-site water/sewer plans and plans for the water and sewer extension from 12617 Crosby Lynchburg to the Bal harbor Lift Station.

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

0 Ridge Dr. – There were no updates.

0 Barrett – Ms. Hurd stated that the property owner paid utility commitment letter fee and an utility commitment letter was issued to serve 9 ESFCs for a new plat.

610 Chambers – Ms. Hurd stated that the customer payment is pending for the request of an utility commitment letter to serve 1 ESFC for a replat.

727 Cottontail – Ms. Hurd stated that the property paid utility commitment letter fee and an utility commitment letter was issued to serve 2 ESFCs for a replat.

2100 Highway 90 – Ms. Hurd stated that Cobb Fendley received a request for a letter renewal for 30 ESFCs related to a motel and retail building. Discussion ensued.

Ms. Hurd reported that she received a request for the District's approval (1) to run a 300 ft water line to a property on 350 Lullaby by a third party contractor, and (2) to utilize a septic tank system which would be pumped twice a week. Mr. Leal confirmed that the District already provided a sewer line quote to the property owner.

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 paying sewer tap fees and installing sewer lines for properties with existing and in-use septic tank systems within the District.

Ms. Hurd reported that she received a request for the District's approval to connect an existing aerobic septic tank to a property on 413 Fontaine.

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.

WWTP No. 1 Improvements – Ms. Hurd stated that the proposed improvements are expanded chlorine basin, proposed digester, blowers, electrical upgrades. She stated that the project is out for bids. She stated that the prebid is scheduled for October 15 and bid opening October 22.

Construction Projects:

Dreamland Place Phase 1 Drainage Improvements – Ms. Hurd stated that CE Barker is continuing work on the drainage improvements.

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 – There were no updates.

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. She stated that Cobb Fendley is working on a proposal to prepare an Alternative Capacity Requirement (ACR) submittal to TCEQ for the elevated tank.

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 engineer's report and the utility commitment letters presented.

7. **Review Operations Report and authorize repairs.** Mr. Wilson recognized Mr. Leal, who presented to and reviewed with the Board the Operation's Report, a copy which is attached hereto as *Exhibit F*.

Mr. Leal reported that the District's water accountability with leaks and flushing was at 86%.

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 63% capacity and WWTP 2 was at 64% capacity.

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

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 to the Operator's Report.

8. **Approve Standard Operating Procedures for District Water/Sewer Line Extension.** Ms. Auzenne presented to the reviewed with the Board Standard Operating Procedures for District Water/Sewer Line Extension ("SOP"), stating that she will revise the septic tank language, as discussed.

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 SOP, subject to final revisions.

9. **Approve Amendments to the Rate Order.** Mr. Wilson presented to the reviewed with the Board Amendments to the Rate Order, stating that he will update the definitions as discussed.

Upon motion by Director Johnson, seconded by Director Lemond, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Amendments to the Rate Order, subject to final revisions.

10. **Discuss District matters and take necessary action.** There were no reports.

11. **Executive Session.** 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 convene in executive session at 7:48 p.m. pursuant to Section 551.072, Texas Government Code, to deliberate the purchase exchange lease, or value of real property.

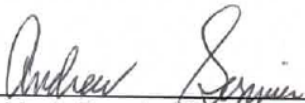
Upon motion by Director Dangerfield, seconded by Director Sonnier, after full discussion and the question being put to the Board, the Board voted unanimously to reconvene in open session at 7:51 p.m.

Upon motion by Director Clark, 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 October 24, 2024.



President, Board of Directors

ATTEST:



Secretary, Board of Directors