

MINUTES OF MEETING OF BOARD OF DIRECTORS  
SEPTEMBER 2, 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 September 2, 2025, at 6:03 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 in person, except Director Lemond. Also attending all or parts of the meeting, in person were Ms. Maria Jones, office supervisor of the District; Ms. Jaleesa Auzenne, strategic consultant for 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; Mr. Michael Haley, employee of the District; and Ms. Felicia Guridys, resident of 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).**
2. **Approve Minutes from August 5, 2025.** The Board reviewed the minutes of the meeting held on August 5, 2025, a copy of which were previously distributed to the Board.

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 minutes of August 5, 2025, as presented.

3. **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 B*.

**Applications for service:**

**Barrett Station** – Ms. Hurd stated that Cobb Fendley reviewed tap request for 103 Cottontail No. 1.

**Kodiak Crossing Section 4** – Ms. Hurd stated that TCEQ comments are being addressed.

**Barnaba Estates 12 ESFCs (830 FM 1942)** – There were no updates.

**Barnaba Estates Replat 1, 4 ESFCs** – Ms. Hurd stated that the property owner paid utility commitment letter fee and the letter was issued to serve two lots in Barnaba Estates. She stated that the property owner is replating 2 into 4 lots.

**Barnaba Estates Replat 2, 3 ESFCs** – Ms. Hurd stated that the property owner paid utility commitment letter fee and the letter was issued to serve one lot in Barnaba Estates. She stated that the property owner is replating 1 into 3 lots.

**210 FM 1942 Carwash (former Creekside Apartments)** – Ms. Hurd stated that the property owner paid utility commitment letter fee and the letter was issued to serve a plat of one commercial lot. She stated that the developer resubmitted plans, which were uploaded to TxDOT's portal for review. She stated that TxDOT has approved the plans for taps in the right of way.

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

**2100 Highway 90** – Ms. Hurd stated that the property owner needs a renewed utility commitment letter to serve 30 ESFCs related to a motel and retail building. She stated that the developer submitted updated drawings that have been approved by Harris County for review.

**144 Felton** – There were no updates.

**206 E St Charles**- There were no updates.

**12203 Joan of Arc** – There were no updates.

**405 Elm Street** – There were no updates.

**Meritage 30-acre Tract** – There were no updates.

**625 Arcadian** – Ms. Hurd stated that the property owner paid utility commitment letter fee and the utility commitment letter has been issued to serve a plat of property to serve 1 ESFC.

#### **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 stated that Cobb Fendley is soliciting quotes for demolition and moving of the house.

**Elevated Tank Waiver** – Ms. Hurd stated the water model has been completed and Cobb Fendley is working on the submittal report. She provided an update on ACR request for all plant components including the wells. She stated that current calculations is in favor of the District and indicates that EST connections can increase from 2,500 to 6,349 netting 3,849, wells connections can increase from 2,548 to 2,816 netting 268, booster pump connections can increase from 9,545 to 11,364 netting 1,818. She stated that the process takes approximately 120 days once the data is submitted to TCEQ.

#### **Construction Projects:**

**WWTP No. 1 Improvements** – Ms. Hurd stated that the blowers have been delivered and the contractor is working on air piping. She recommended approval to Pay Application No. 5 in the



amount of \$123,975, stating that the project is approximately 63% complete with anticipated completion in early November.

Ms. Hurd stated that the operator requested to replace certain air piping and recommended approval of Change Order No. 2 in the amount of \$3,805.17.

At this time, Ms. Guridys entered into the meeting.

**Barrett Station Phase 2 Drainage Improvements** – Ms. Hurd stated that Texas Materials Group (“TMG”) is working on punchlist items.

#### **General District Engineering:**

**Capital Improvement Plan, O&M Plan** – Ms. Hurd reviewed updated plans, stating that they will be submitted monthly as part of the engineer’s report. She stated that a shared file has been set up among Cobb Fendley, MOC, the strategic consultant, and the office supervisor for collaboration.

**Water Conservation Plan** – There were no updates.

**Groundwater Reduction Plan** – Ms. Hurd stated that comments have been received from Harris-Galveston Subsidence District (“HGSD”) and Cobb Fendley is preparing responses. She stated that HGSD requested a more detailed construction cost estimate, updates to the water conservation plan, and clarification on GRP fee.

**Underserved Area Request** – Ms. Hurd reported that Harris County has decided to not move forward with funding this project.

**Bal Harbor LS & Forcemain** – Ms. Hurd stating that the scope and fee for a design project are being prepared now that the land is available.

**TCEQ Violation Response** – Ms. Hurd stated that the District received approvals for all well exceptions submitted. She stated that TCEQ identified that Well #2 is slightly corrosive but they are not requiring anything for mitigation. She stated that she is exploring chemical treatment options with the operator.

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

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 approve Change Order No. 2 in the amount of \$3,805.17.

Upon motion by Director Johnson, 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 renewal the expired utility commitment letter for 2100 Highway 90; and (3) to approve Pay Application No. 5 in the amount of \$123,975.

Ms. Guridys requested for a corrected quote, stating that she was given a quote for long sewage tap instead of short sewage tap. Mr. Leal stated that the Board previously approved to keep all quotes consistent regardless of the length of sewage tap. The Board requested the operator to revise the language on the quote.

Ms. Guridys stated that multiple trailers were moved to the neighboring lot of her property on 12213 Myrtle around eight months ago. The Board requested Mr. Haley to further investigate.

4. **Consider for approval the Resolution Expressing Intent to Reimburse.** Mr. Graham reviewed the Resolution Expressing Intent to Reimburse for the online cleaning of race track aeration basin at Wastewater Treatment Plant, a copy of which is attached hereto as *Exhibit C*.

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 adopt the Resolution Expressing Intent to Reimburse.

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 the District's water accountability with leaks and flushing accounted for was at 81%.

Mr. Leal reported 9 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. He stated that WWTP 1 had a two-hour peak flow exceedance due to heavy rainfall and WWTP 2 was in compliance. He stated that WWTP 1 was at 72% capacity and WWTP 2 was at 48% capacity.

Discussion ensued regarding possible leaks and malfunctioning meters within the District that may contribute to low accountability. Mr. Leal stated that he is coordinating with Ms. Jones on narrowing down the causes and generating solutions.

Mr. Leal reviewed the Residential Tap List.

Mr. Leal provided an update on the online racetrack cleaning at the WWTP, stating that approximately 90% of sediment has been cleared out and the WWTP is reacting well to the cleaning.

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

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 Operator's Report.

6. **Consider for approval the Second Amendment to the Water Tower Lease Agreement.** Mr. Graham presented to and reviewed with the Board Second Amendment to Water Tower Lease Agreement with Verizon, a copy of which is attached hereto as *Exhibit E*. He stated that the Board rejected the lump sum payment at the last meeting and Verizon agreed to entering into an amendment of the existing agreement. Upon inquiry, he stated that Verizon previously agreed to remove the box that blocks access to the District's property, but he will reiterate the Board's request to Verizon and hold the executed agreement until the box is removed.

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 approve the Second Amendment to Water Tower Lease Agreement

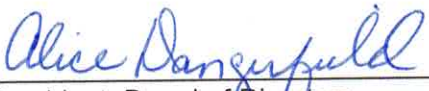
7. **Discuss District matters and take necessary action.** Ms. Jones reported that Director Lemond reviewed and signed off on the MOC invoice that was placed on hold at the August 28, 2025, meeting.

Ms. Hurd and Ms. Auzenne provided various updates regarding the sidewalk project partnership with Harris County Precinct 3.

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 7, 2025.

  
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President, Board of Directors

ATTEST:

  
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Secretary, Board of Directors