

MINUTES OF MEETING OF BOARD OF DIRECTORS
APRIL 1, 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 April 1, 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. 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; ad Ms. Jaleesa Auzenne, Program Manager for the District; Mr. Anthony Perez and Mr. Alex Gross of Meritage Homes; and Ms. Jerri Shepherd Hunter, 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).** There were no comments.
2. **Approve Minutes from March 4, 2025.** The Board reviewed the minutes of the meeting held on March 4, 2025, a copy of which were previously distributed to the Board.

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 approve the minutes of March 4, 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 introduced Mr. Perez, stating that Meritage Homes is a potential developer within the District. Mr. Perez presented to and reviewed with the Board the Company Overview, a copy of which is attached hereto as *Exhibit B*, stating that Meritage Homes is interested in developing 150 single-family within the District. He stated that if the Board is interested, he'd love to request a feasibility study to evaluate the District's capacity. Discussion ensued. The Board is in favor of the project.

Ms. Hurd presented to and reviewed with the Board for approval of the Engineer's Report, 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 authorize the engineer to proceed with the feasibility study.

Applications for service:

Barrett Station – Ms. Hurd stated that Cobb Fendley reviewed tap request for 627 Zinn #1.

Kodiak Crossing Section 4 – Ms. Hurd stated that application is being prepared for submittal.

Barnaba Estates 12 ESFCs (830 FM 1942) – Ms. Hurd reviewed the recorded plat, stating that the property was platted for 12 lots instead of 15.

Barnaba Estates Replat 1, 4 ESFCs – Ms. Hurd reviewed a draft utility commitment letter for a replat of two lots in Barnaba Estates, stating that the 2 lots will be replated into 4 lots.

Barnaba Estates Replat 2, 3 ESFCs – Ms. Hurd reviewed a draft utility commitment letter for a replat of one lot in Barnaba Estates, stating that the lot will be replated into 3 lots.

210 FM 1942 Carwash (former Creekside Apartments) – Ms. Hurd stated that revised plans have been received from the site engineer.

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 has been working on making forms for the new chlorine basin walls and has started the foundation for the new digester. She recommended approval of Pay Estimate No. 2 in the amount of \$134,900.00 and Change Order No. 1 in the amount of \$25,147.45 to add a concrete curb around the racetrack to help prevent overflows.

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 reviewed cost estimates from County contractor and Water Works Construction, a copy of which is attached hereto as Exhibit D, stating that 105 waterlines require replacement and she is still gathering information from Waterworks.

General District Engineering:

Capital Improvement Plan – There were no updates.

Water Conservation Plan – There were no updates.

Groundwater Reduction Plan – Ms. Hurd stated that Cobb Fendley is working on the preliminary engineering report and 30% plans. She stated that the plans should be complete by next week to be submitted to the Harris-Galveston Subsidence District.

Underserved Area Request – There were no updates.

Bal Harbor Forcemain – Ms. Hurd stated that the CDBG application is under review.

TCEQ Violation Response – Ms. Hurd stated that the updated chemical analysis results for the wells have been submitted.

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

Upon motion by Director Wheatfall, seconded by Director Johnson, 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 draft utility commitment letter for a replat of two lots in Barnaba Estates; (3) to approve the draft utility commitment letter for a replat of one lot in Barnaba Estates; (4) to approve Pay Estimate No. 2 in the amount of \$134,900.00; and (5) to approve Change Order No. 1 in the amount of \$25,147.45.

4. **Public comments (3-minute limit per person) (continued).** Ms. Hunter stated that she is receiving water bills for an unoccupied property and her oversized trash has not been picked up by Texas Pride for the past three weeks. Director Johnson clarified that the base rate will be charged to the water account as long as it is active, according to the Rate Order and he recommended Ms. Hunter to reach out to Texas Pride directly regarding her oversized trash pickup.

Ms. Hunter stated that her water was shut off last Friday without notice. Ms. Jones stated that signs have been put up at the end of the street notifying residents on the scheduled water shut-off every Friday by Harris County due to a drainage improvement project and stated that she will sign Ms. Hunter up for text alerts.

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 E.

Mr. Leal reported that the District's water accountability with leaks and flushing accounted for was at 90%. He stated that an unreported leak was discovered at the school 9 days into the previous billing period, which contributed to the high amount of water loss. He stated that there is currently no

meter installed at the school. The Board agreed for Ms. Jones to generate a separate bill for Crosby ISD with the estimated water loss.

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 111% capacity and WWTP 2 was at 77% capacity.

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

Director Johnson requested Ms. Jones to start keeping a log for all "brown water" calls. Discussion ensued regarding the District's water quality and various causes to brown water.

Mr. Leal reviewed the Residential Tap List.

Mr. Leal reviewed a quote for a grinder pump in the amount of 1,900, and a quote including installation in the amount of \$14,927, copies of which are attached hereto as Exhibits F and G. He recommended approving the quote for only the pump since MOC can install it for a lower cost.

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 to the Operator's Report and the quote for a grinder pump in the amount of 1,900.

6. **Discuss Hurricane Preparedness.** Discussion ensued regarding preparations for hurricane season.

7. **Discuss District matters and take necessary action.** Ms. Jones discussed the donation request to the Barrett Youth Enrichment Summer Camp. Upon motion by Director Lemond, seconded by Director Clark, after full discussion and the question being put to the Board, the Board voted unanimously to approve a \$500 donation to the Barrett Youth Enrichment Summer Camp.

Discussion ensued regarding donation request from the Barrett Station Civic League. The Board is in consensus to table this item.

Ms. Auzenne reported that 2 manholes rehabilitations were completed recently, in the amounts of \$1,800 and \$2,800. She stated that the office supervisor and the operators are coordinating to identify manholes that require attention throughout the District and requested the Board to allocate a manhole rehabilitation budget to be disbursed at the office supervisor's discretion. 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 allocate \$60,000 as manhole rehabilitation budget and to authorize the office supervisor to approve manhole rehabilitation projects in an amount not exceeding \$2,800 per manhole.

8. **Consider Letter of Intent re Version Cell Site and take necessary action.** Mr. Graham reviewed with the Board a Letter of Intent from MD7 regarding the Verizon Wireless cell site, a copy of which is attached hereto as *Exhibit H*.

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 Letter of Intent from MD7.

9. **Executive Session pursuant to Section 551.072 of the Open Meetings Act for the purpose of deliberation regarding real property.** 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 convene in executive session at 7:45 p.m. pursuant to Section 551.072 of the Open Meetings Act to deliberate the purchase, exchange, lease, or value of real property. At this time, all persons left the meeting except for the directors, Ms. Auzenne, Mr. Graham, and Ms. Leung.

10. **Return to Open Session.** 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 reconvene in open session at 7:54 p.m.

No action was taken at this time.

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 May 6, 2025.



President, Board of Directors

ATTEST:



Secretary, Board of Directors