

MINUTES OF MEETING OF BOARD OF DIRECTORS
AUGUST 1, 2023

THE STATE OF TEXAS
COUNTY OF HARRIS
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 50

§
§
§

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 August 1, 2023, 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 members of the Board were present, excluding Director Dangerfield, thus constituting a quorum. Also attending all or parts of the meeting were Ms. Maria Acuna, District Office Supervisor; Ms. Jaleesa Auzenne, Strategic Consultant for the District; Mr. Reginald Wilson and Ms. Jane Maher 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; and Mr. John Montgomery of Municipal Operations & Consulting ("MOC"), operator for 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.** There were no public comments.
2. **Approve Minutes from July 11, 2023.** The Board reviewed the minutes of the meeting held on July 11, 2023, copies of which were previously distributed to the Board.

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 minutes of July 11, 2023, as presented.

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*. Director Clark joined the meeting at this time.

Applications for service:

Barrett Station – Ms. Hurd stated that Cobb Fendley reviewed tap requests for 411 Blinkin, 418 Ridge, 647 E. St. Charles, 11731 Penn, 11727 Penn and 12516 Ave C.

Kodiak Crossing Section 4 – There was no report.

Highway 90 Apartments – There was no report.

Arredondo Addition (830 FM 1942) – There was no report.

Finnels Estate 832 FM 1942/12921 Eagleton Lane – There was no report.

12416 Alma (154 Felton) – There was no report.

Bradley RV Park 244 FM 1942 – Ms. Hurd stated that Cobb Fendley updated the developer's engineer's drawing and resubmitted to Texas Department of Transportation ("TxDOT") for approval.

2100 Hwy 90 Hotel at Crosby – There was no report.

210 FM 1942 Creekside Apartments – There was no report.

Riley Chambers Park Head Start – Ms. Hurd stated that Cobb Fendley is working with MOC on the tap quote. Mr. Montgomery stated that he received a call from the County requesting the option to put down a deposit for the tap. Discussion ensued. It was the consensus of the Board that the County needs to pay in full for the tap.

Saltibus Place – There was no report.

624 E. St. Charles and 0 Zinn – There was no report.

303 Gulf Pump – There was no report.

Turner Chevrolet – Ms. Hurd stated that Cobb Fendley is reviewing the civil site drawings.

12510 Crosby Lynchburg – There was no report.

Equine Center – There was no report.

308 Slumber – Ms. Hurd stated that Cobb Fendley is waiting for the property owner to pay the letter fee.

322 Fontaine – Ms. Hurd reviewed a draft utility commitment letter for a replat into two lots.

Design Projects:

Drinking Water State Revolving Fund (DWSRF) 2016 Water Plant 3 – Ms. Hurd stated that the Texas Water Development Board ("TWDB") emailed Cobb Fendley asking for confirmation that the District would like to use the remaining DWSRF funds for construction of the project.

Barrett Station Drainage Improvements – Ms. Hurd stated that the project is getting ready to bid.

Dreamland Drainage Improvements – Ms. Hurd stated that the project is out for bids.

FM 1942 and Eagleton Lane Forcemain Extension – Ms. Hurd stated that Cobb Fendley received TxDOT and Harris County approval and that MOC is working on obtaining quotes.

WWTP No. 1 Improvements – Ms. Hurd stated that Cobb Fendley is addressing County comments and revising the plans.

Construction Projects:

Penn Street Utility Extension – Ms. Hurd stated that the project is substantially complete.

General District Engineering:

HGSD Grant Shower Head Replacement – Ms. Hurd stated that this is the last month of the grant program. She reviewed a draft of the final quarterly report.

Capital Improvement Plan – There was no report.

Water Conservation Plan – There was no report.

Groundwater Reduction Plan – Ms. Hurd stated that the appraisal of 12720 Crosby Lynchburg Road is in progress and that NRF has reviewed the SJRA's new water supply contract and provided comments. Discussion ensued regarding obtaining an appraisal for 703 Red Oak. 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 receive a quote and move forward with an appraisal for 703 Red Oak in an amount not to exceed \$5,000.

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

TPDES Permit Renewal – Ms. Hurd stated that the final permit for WWTP 1 was issued on May 12, 2023. She noted that the TCEQ has re-started its final review for Plant 2.

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 letter for 322 Fontaine.

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 84%.

Mr. Montgomery stated that the Kodiak Crossing HOA reached out as the pond is holding water and has algae accumulation. He noted that the trash rack is the District's responsibility to maintain and the channel is the HOA's responsibility. He noted that the trash rack needs be cleaned by the District. He stated that MOC will go out and look at the issue.

Mr. Montgomery stated that the fence at the wastewater plant will be done Friday.

Mr. Montgomery reported on various maintenance items.

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 to the Operation's Report.

5. **Consider operator contract amendment.** Mr. Wilson recognized Mr. Montgomery, who presented to and reviewed with the Board the Third Amendment to Professional Services Agreement (the "Amendment"), a copy of which is attached hereto as *Exhibit D*. He stated that the Amendment is for a CPI increase of 5.5%.

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 Amendment, subject to NRF's final review.

6. **Discuss District matters and take necessary action.** Mr. Wilson recognized Ms. Acuna, who stated she did not have a report. She reported on 210 Red Oak and stated that the waterline is tied into 206 Red Oak and that 206 Red Oak is legal on sewer connections, but not on water connections. Discussion ensued. Ms. Acuna stated that she will look further into the issue.

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.

7. **Strategic Consultant Report.** Mr. Wilson recognized Ms. Auzenne, who stated that she attended the Harris County community plan meeting and that she spoke about the County doing collaborative town halls. She noted that she discussed the concerns about adding sidewalks so that kids are not walking in the channel. She reported that she received a quote for mailouts regarding different tax scenarios and that the full service cost is approximately \$1,600 and just to print the flyer is about \$760. She stated that the asset management plan software will start being utilized in September. She reported that the District Water/Wastewater Administrative Operator will be posted to the District website, the TWRA website and a regular job site.

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 Strategic Consultant Report.

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 enter into Executive Session at 7:19 p.m. pursuant to Section 551.072 Texas Gov't Code to deliberate the purchase, exchange, lease, or value of real property. At this time all persons left except the Directors, Mr. Wilson, Ms. Maher, Ms. Hurd and Ms. Auzenne.

Upon motion by Director Sonnier, seconded by Director Johnson, after full discussion and the question being put to the Board, the Board voted unanimously at 7:20 p.m. to enter into open session.

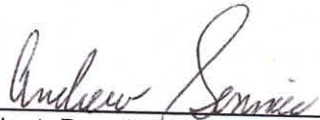
Upon motion by Director Johnson, seconded by Director Lemond, after full discussion and the question being put to the Board, the Board voted unanimously to authorize NRF to send the offer letter to 12710 Crosby Lynchburg.

Mr. Wilson discussed bookkeeping proposals. Director Lemond left at this time. Mr. Wilson stated that the discussion of the proposals can be placed on the same agenda as the approval for the 2022 audit.

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

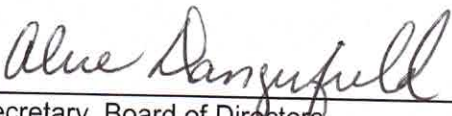
* * *

The above and foregoing minutes were passed and approved by the Board of Directors on September 5, 2023.



President, Board of Directors

ATTEST:



Secretary, Board of Directors