

MINUTES OF MEETING OF BOARD OF DIRECTORS
AUGUST 5, 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 August 5, 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 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; Mr. Michael Haley, employee of the District; and Ms. Felicia Guridys, resident of the District. Ms. Jaleesa Auzenne, strategic consultant for the District, attended via teleconference.

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 July 1, 2025.** The Board reviewed the minutes of the meeting held on July 1, 2025, a copy of which were previously distributed to the Board.

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 minutes of July 1, 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 311 Gulf Pump, 154 Felton.

Kodiak Crossing Section 4 – Ms. Hurd stated that TCEQ provided additional comments.

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.

Guridys Acres (Felton Road) – Ms. Hurd stated that lots platted as Guridys Acres have requested service. She stated that the proposed 2" forcemain is \$22,834.16 and the 4" water was quoted for \$54,192.08. She stated that additional tap requests have been reviewed as new addresses have been assigned.

At this time, Ms. Guridys entered the meeting.

Upon inquiry by Ms. Guridys, Mr. Leal stated that he will reach out to WaterWorks tomorrow for tap fee quotes for Lots 3 and 6.

Mr. Leal stated that a grinder pump is required for each connection/lot. Ms. Jones concurred, stating that electricity services will also need to be connected for the grinder pumps to be operational.

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.

405 Elm Street – There were no updates.

Meritage 30-acre Tract – Ms. Hurd reviewed with the Board feasibility study for 32-acre FM 1942.

625 Arcadian – Ms. Hurd stated that the property owner is requesting service for a plat of property to service 1 ESFCs. She stated that it was previously unrecorded in two lots.

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 preliminary design has started. She stated that survey and environment will be held off until the home is removed.

Elevated Tank Waiver – Ms. Hurd stated Cobb Fendley is building the water model and analyzing the 36 months of data required for the waiver.

Construction Projects:

WWTP No. 1 Improvements – Ms. Hurd stated that the contractor has been working on the chlorine contact basin piping and are waiting for the blower delivery. She recommended approval of Pay Application No. 4 in the amount of \$161,165.08. She stated that the project is approximately 50% complete with anticipated completion in early November. She stated that the proposed improvements are expanded chlorine basin, proposed digester, blower, and electrical upgrades.

At this time, Director Wheatfall entered the meeting.

Extensive discussion regarding director approval for the District's emergency purchases. 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 amending the Ethics Policy to include a \$5,000 limit for emergency purchases.

Barrett Station Phase 2 Drainage Improvements – Ms. Hurd stated that Texas Materials Group ("TMG") had a substantial walkthrough in July with an extensive punchlist. She stated that TMG will be adjusting some ditch flowlines which may lead to more impacts on water/sewer services. She stated that WaterWorks is continuing work on tap relocations.

Director Lemond opened discussion regarding the District's Capital Improvement Plan. Ms. Hurd stated that she has been working with Ms. Auzenne and Mr. Leal on a list of operations & maintenance projects needed for the District. Mr. Leal concurred, stating that he is working on the quotes for various projects.

General District Engineering:

Capital Improvement Plan – There were no updates.

Water Conservation Plan – There were no updates.

Groundwater Reduction Plan – Ms. Hurd stated that the updated GRP document has been resubmitted to Subsidence District which includes 30% design plans and preliminary engineering report. She stated that Cobb Fendley has started the pilot study exception request documentation.

Underserved Area Request – There were no updates.

Bal Harbor Forcemain – There were no updates.

TCEQ Violation Response – Ms. Hurd stated that more testing data was submitted to TCEQ for review.

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

Ms. Hurd reviewed an aerial photo of the District, stating that a developer reached out regarding a road widening project along Red Oak Avenue. She stated that she will closely monitor the project for any potential issues that may affect the recently purchased Red Oak Avenue property.

Discussion ensued regarding potential sidewalk sites and partnership with Harris County Precinct 3.

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 submitting a partnership/funding application to Harris County Precinct 3 for an amount not exceeding \$5,000.

Upon motion by Director Johnson, seconded by Director Dangerfield, 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 service for a plat of property to service 1 ESFCs; and (3) to approve Pay Application No. 4 in the amount of \$161,165.08.

4. **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 C*.

Mr. Leal reported that the District's water accountability with leaks and flushing accounted for was at 87%.

Director Johnson discussed leakages at the school and the possibility of performing routine inspections for leakages going forward.

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 exceedances and WWTP 2 was in compliance. He stated that WWTP 1 was at 109% capacity and WWTP 2 was at 79% capacity.

Mr. Leal reviewed the Residential Tap List. He stated that a lot of relocations/installations are pending due to uncertainties of County projects.

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

Mr. Leal suggested isolating wells in an effort to identify any potential leakages within the District. He stated that the isolation will disconnect the interconnects among the wells, but this approach will be more effective in narrowing down leakages in specific sections.

Mr. Leal reviewed quotes for WWTP clean-out from Magna Flow Environmental in the amount of \$131,000, from Hydro Clear Services in the amount of \$132,500, and from LSEC Wastewater System Services in the amount of \$414,063. Discussion ensued regarding the priority level of the project. Mr. Leal stated that the project will take approximately two days. Ms. Hurd stated that she will coordinate with C3 Constructors and operator regarding the work schedule.

Mr. Leal stated that Ms. Hurd confirmed with the contractor that the blower at WWTP No. 1 is operational and is possible to be relocated.

Upon motion by Director Johnson, seconded by Director Wheatfall, after full discussion and the question being put to the Board, the Board voted unanimously (1) to approve the Operator's Report; (2) to authorize the operator to isolate wells within the District; and (3) to approve the WWTP clean-out quote from Magna Flow Environmental in the amount of \$131,000, a copy of which is attached hereto as *Exhibit D*.

5. **Consider for approval a Resolution Authorizing Intent to Reimburse for engineering cost associated with the design of the surface water treatment plant.** Mr. Graham presented to and reviewed with the Board Resolution Authorizing Intent to Reimburse for engineering cost associated with the design of the surface water treatment plant ("*Resolution*"), a copy of which is attached hereto as *Exhibit E*.

Ms. Hurd reviewed with the Board preliminary engineering report for the Surface Water Treatment Plant.

Upon inquiry by Director Lemond, Ms. Hurd stated that the construction timeline depends on approval from the County and project funding sources. Discussion ensued.

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 adopt the Resolution.

At this time, Ms. Auzenne entered the meeting via teleconference.

6. **Discuss District matters and take necessary action.** Ms. Auzenne presented to and reviewed with the Board Strategic Consultant report, a copy of which is attached hereto as *Exhibit F*.

Ms. Auzenne provided an update on streetlight project. She reviewed with the Board Street Light Agreement Letters with CenterPoint, stating that maintenance fee set by PUC is non-negotiable and will cover maintenance of all lights and poles.

Ms. Auzenne stated that Harris County will cover 100% of installation cost and the District is responsible for monthly maintenance cost to CenterPoint and monthly electrical services charge.

Upon motion by Director Clark, seconded by Director Lemond, after full discussion and the question being put to the Board, the Board voted unanimously to approve Street Light Agreement Letters with CenterPoint subject to legal review.

Ms. Auzenne stated that Barrett Homecoming Week is scheduled for October 11 through October 18, 2025, which conflicts with the District's Townhall which is scheduled for October 14. Discussion ensued regarding the Board's interest level in participating in the parade on October 18.

Mr. Graham discussed legal fees for Bond Application No. 4. He stated that TCEQ requested additional supporting documents due to discrepancies in legal fee amount listed on the bond application versus the District's legal counsel engagement letter.

At this time, Director Wheatfall left the meeting.

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 2% of construction costs as legal fees for Bond Application No. 4.

Mr. Graham recommended sending a second letter to the school regarding penalties and fees incurred during the previous leakages according to the Rate Order. The Board authorized the attorney to send a demand letter to the school.

Mr. Graham reported that Verizon requested full landlord/access rights to the site if the Board opts to receive a lump sum payment for the lease agreement. Discussion ensued. The Board agreed to not move forward with a lump sum payment and to authorize the attorney to request Verizon to relocate the black box that is currently blocking the operator's access to District facilities.

Mr. Graham stated that Mr. Bradley requested for the encroachment easement and payment for engineering fee in separate documents. He stated that Mr. Bradley agreed to his offer of a waiver and a separate easement for driveway, but has not executed the documents.

Discussion ensued regarding conducting a survey during Town Hall in October regarding renaming Barrett Station as "Barrett."

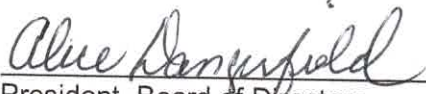
THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, the meeting was adjourned.

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The above and foregoing minutes were passed and approved by the Board of Directors on September 2, 2025.



President, Board of Directors

ATTEST:



Secretary, Board of Directors