

MINUTES OF MEETING OF BOARD OF DIRECTORS  
FEBRUARY 7, 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 February 7, 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  
*Vacant*, Assistant Secretary

All members of the Board were present. Also attending all or parts of the meeting were Mr. John Hall, District Advisor; Ms. Maria Acuna, District Office Supervisor; Mr. Charles Graham 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. 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.** There were no public comments.
2. **Approve Minutes from January 3, 2023.** The Board reviewed the minutes of the meeting held on January 3, 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 January 3, 2023, 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 requests for 12203 Joan of Arc and 206 E. St. Charles.

**Kodiak Crossing Section 4** – Ms. Hurd stated that Cobb Fendley is working on responding to questions from the Texas Commission on Environmental Quality ("TCEQ") reviewer.

**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** – There was no report.

**418 E Melville** – There was no report.

**12409 Myrtle** – There was no report.

**12510 Crosby Lynchburg** – There was no report.

**2100 Hwy 90** – There was no report.

**Dangerfield Addition** – There was no report.

**210 FM 1942** – There was no report.

**Riley Chambers Park Head Start** – Ms. Hurd stated that Cobb Fendley reviewed the Head Start plans and sent comments to the architect. She noted that a remodel of the old Head Start building is being planned. She stated that she spoke with the Harris County Education Department about plan review requirements.

**Saltibus Place** – There was no report.

**624 E. St. Charles and 0 Zinn** – Ms. Hurd reviewed a utility capacity letter and drawing for a replat of two lots into five lots. Discussion ensued regarding platting requirements.

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 utility capacity letter.

#### **Design Projects:**

**Drinking Water State Revolving Fund (DWSRF) 2016 Water Plant 3** – There was no report.

**Barrett Station Drainage Improvements** – Ms. Hurd stated that Harris County provided a revised Interlocal Agreement for NRF's review.

**FM 1942 and Eagleton Lane Forcemain Extension** – Ms. Hurd stated that Cobb Fendley received agency comments and have addressed them. She noted that plans have been resubmitted to TxDOT and Harris County for review.

**WWTP No. 1 Improvements** – Ms. Hurd stated that Cobb Fendley started on preliminary design. Director Lemond joined the meeting at this time.

**Penn Street Utility Extension** – Ms. Hurd stated that the plans have been submitted to Harris County for review.

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



**HGSD Grant Shower Head Replacement** – Ms. Hurd stated that the revised quarterly update was sent to the Harris-Galveston Subsidence District (“HGSD”) in January. She stated that HGSD is concerned the District has reached the half-way point of the contract time and distributed 11% of the shower heads.

**Capital Improvement Plan** – There was no report.

**Dreamland Drainage Improvements** – There was no report.

**Water Conservation Plan** – Ms. Hurd stated that the annual update report is in progress.

**Groundwater Reduction Plan** – Ms. Hurd presented to and reviewed with the Board the final feasibility study with options to serve approximately 3,000 connections, a copy of which is attached hereto as *Exhibit C*. She reviewed the table of GRP fees collected on 1,000 gallons on page 10. She reviewed the costs per option on page 9. She noted that the ultrafiltration plant cost is \$12.3 million. Discussion ensued regarding fees. Mr. Hall proposed that the District consultants develop a financial plan on how the options will affect the District. Discussion ensued regarding amending the Rate Order to start collecting the GRP fee. Mr. Hall suggested that the Board may want to ask the Texas Water Development Board for assistance. He also discussed the District’s office building and how it could be an investment to be included in the financial plan. Mr. Graham stated that he will reach out to the District’s financial advisor regarding the financial plan.

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

**TPDES Permit Renewal** – Ms. Hurd stated that the newspaper affidavits have been submitted to the TCEQ and that it is in public comment period.

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.

4. **Review Operations Report, authorize repairs, and consider fuel surcharge agreement.** Mr. Graham recognized Mr. Montgomery, who presented to and reviewed with the Board the Operation’s Report, a copy which is attached hereto as *Exhibit D*. Mr. Montgomery reported that the District’s water accountability with leaks and flushing were at 84%. He stated that he will coordinate with Ms. Acuna to confirm the inactive meter count.

Mr. Montgomery reported that there is a manhole on Crosby Lynchburg Road that backs up during ran events and that the sewer will need to be somehow rerouted.

Mr. Montgomery stated that the generator arrived and met with President Sonnier regarding the generator building. He stated that the demolition of the building would cost \$8,000 and installing a fiberglass control building would cost \$18,000. He noted that the fence doesn’t meet TCEQ standards on three sides. He stated that to replace the fence would cost \$24,750. President Sonnier stated that he can inquire regarding the demolition of the fence. Mr. Montgomery stated that to install a motorized gate at the sewer plant would cost \$7,000 for the motor and \$4,500 for repairs to the rod. He noted that the total cost of repairs discussed is \$62,250.

Mr. Montgomery reported on various maintenance items.

Upon motion by Director Lemond, 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 and the repairs as discussed in the amount of \$62,250.

Discussion ensued regarding a resident who is only paying for one meter when they should be charged for multiuse and not commercial. Mr. Graham stated that NRF can prepare a letter to send to the resident.

5. **Discuss District matters and take necessary action.** Mr. Hall stated that the Environmental Protection Agency would like to have a Zoom meeting regarding the decent decree on Tuesday at 10 a.m.

6. **Strategic Consultant Report.** There was no report.

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 March 7, 2023.

  
\_\_\_\_\_  
President, Board of Directors

ATTEST:

  
\_\_\_\_\_  
Secretary, Board of Directors