

MINUTES OF MEETING OF BOARD OF DIRECTORS
JULY 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 July 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. Lonnie Wright and Mr. Roland Leal of Municipal Operations & Consulting ("*MOC*"), operator for the District; Ms. Jaleesa Auzenne, Program Manager for the District; Mr. Michael Haley, employee of the District; and Ms. Felicia Guridys and Ms. Tameka Myers-Lewis, residents 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).** Ms. Guridys requested for a status update on her water services request at her property on Felton Street. Ms. Hurd stated that an update will be provided under the engineer's report.
2. **Approve Minutes from June 3, 2025.** The Board reviewed the minutes of the meeting held on June 3, 2025, a copy of which were previously distributed to the Board.

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 minutes of June 3, 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 405 Elm, 327 FM 1942, 455/463 E Melville, 437 Barrett, 610 Chambers, 311 Gulf Pump.

Kodiak Crossing Section 4 – Ms. Hurd stated that TCEQ provided comments and Cobb Fendley is working on responses.

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's engineer is addressing TxDOT's review comments.

Guridys Acres (Felton Road) – See notes on 144 Felton below. Tap quotes are being prepared for properties on Felton Road.

2100 Highway 90 – There were no updates.

144 Felton – Ms. Hurd stated that the property was platted into five single family lots (5ESFCs) and water and sewer easements have been recorded. She stated that the tap quotes are being updated. Mr. Leal stated that the quotes should be ready by Monday and are valid for 30 days. Extensive discussion ensued.

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.

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 reviewed with the Board proposal for professional engineering services for the proposed Water Plant No. 3 Expansion in the amount of \$312,900.

Elevated Tank Waiver – Ms. Hurd stated that Cobb Fendley is working with the operator to obtain data needed and started on water model. She stated that the operator did pressure testing at fire hydrants for calibration data.

Construction Projects:

WWTP No. 1 Improvements – Ms. Hurd stated that the contractor has been working on the approved concrete curb around the basin.

Barrett Station Phase 2 Drainage Improvements – Ms. Hurd stated that Texas Materials Group will be having a substantial walkthrough in July and is continuing work on tap relocations.

General District Engineering:

Capital Improvement Plan – There were no updates.

Water Conservation Plan – There were no updates.

Groundwater Reduction Plan – There were no updates.

Underserved Area Request – There were no updates.

Bal Harbor Forcemain – There were no updates.

TCEQ Violation Response – Ms. Hurd stated that TCEQ requested more sampling data and the operator has taken samples and pending results.

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

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 engineer's report and to approve the proposal for professional engineering services for the proposed Water Plant No. 3 Expansion in the amount of \$312,900.

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%.

Mr. Leal reported 9 biological samples were collected and all came back compliant.

Upon inquiry by Director Johnson, Mr. Leal stated that the operators are isolating and monitoring by sections to identify the source(s) of water loss. Discussion ensued regarding the District's low water accountability percentage.

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 76% capacity.

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

Mr. Leal reviewed the Residential Tap List.

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.

Mr. Graham recognized Mr. Wright, who discussed the letter the Board received from North Water District Laboratory Services, Inc. and the associated events. He noted that MOC's attorneys said that the District will not be penalized if the District's wastewater samples were part of the altered samples.

5. **Discuss District matters and take necessary action.** Ms. Jones presented checks payable to Cobb Fendley that were placed on hold. Ms. Auzenne stated that she conducted a research with Ms. Hurd and reviewed with the Board items invoiced by Cobb Fenley. Discussion ensued.

Ms. Auzenne stated that she reached out to Harris County regarding the amount and terms of the proposed streetlight maintenance contract. She stated that she is negotiating with the County to lower the costs and is awaiting further updates.

6. **Report on AWBD Conference.** Director Johnson reported on various topics at the AWBD Conference.

7. **Executive Session pursuant to Sections 551.071 of the Open Meetings Act for the purpose of a private consultation with the Board's attorney on matters in which the attorney's duty to the governmental body requires confidentiality under the Rules of Professional Conduct of the State of Texas.** 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 convene in executive session at 7:43 p.m. pursuant to Sections 551.071 of the Open Meetings Act to consult with the District's attorney on matters in which the attorney's duty to the governmental body requires confidentiality under the Rules of Professional Conduct of the State of Texas. At this time, all persons left the meeting except for the directors, Mr. Graham, and Ms. Leung.

8. **Return to Open Session.** 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 reconvene in open session at 8:09 p.m.

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 MOC to replace blower and drum screen at the WWTP.

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 August 5, 2025.



President, Board of Directors

ATTEST:



Secretary, Board of Directors