

MINUTES OF MEETING OF BOARD OF DIRECTORS  
JUNE 3, 2025

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 June 3, 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. Reginald Wilson 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; Ms. Jaleesa Auzenne, Program Manager for the District; and Ms. Sonya Roberts, Mr. Fred Barrett, Mr. Adell Bradley, and Ms. Vanessa Lugo, residents of 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 (3-minute limit per person).** Ms. Roberts requested to separate a sewer tap she is currently sharing with her neighbor, stating that she received a \$10,000 quote from a third party plumber. The Board requested the operator to further investigate.

Mr. Barrett stated that this year marks the 150<sup>th</sup> year of founding of the town, Barrett and requested for Barrett Station to be renamed as "Barrett" to reference the post office that closed in 2013. Mr. Wilson stated that the Board will take this into consideration and further discuss.

Mr. Barrett reported that his sewer line leaks whenever there is flooding event, stating that the manhole is full of stormwater when a technician opened it up for inspection. Mr. Wilson stated that the operator and office supervisor will be able to coordinate an inspection/repair for the leak.

Mr. Bradley requested for a status update. Mr. Leal confirmed that the previous sewer inspection is valid. Ms. Jones stated that she will reach out for the next steps.

Mr. Bradley stated that he received a letter from an attorney's office regarding engineering fees for an encroachment on his property. Ms. Auzenne requested a copy of the letter from Mr. Bradley.

Ms. Lugo requested for a status update on her water services request. Ms. Auzenne stated that the Board will be discussing the Rate Order and she shall be able to provide an update after tonight's meeting.

2. **Approve Minutes from May 6, 2025.** The Board reviewed the minutes of the meeting held on May 6, 2025, a copy of which were previously distributed to the Board.

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 the minutes of May 6, 2025, 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*.

**Applications for service:**

**Barrett Station** – Ms. Hurd stated that Cobb Fendley reviewed tap request for 813 Magnolia and 12315 Myrtle..

**Kodiak Crossing Section 4** – Ms. Hurd stated that application is under technical review at TCEQ.

**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 reviewed a draft utility commitment letter renewal for a plat of one commercial lot. She stated that updated plans have been submitted to TxDOT for approval of tap locations.

**Guridys Acres (Felton Road)** – There were no updates.

**2100 Highway 90** – There were no updates.

**144 Felton** – Ms. Hurd stated that the property was platted into give single family lots (5ESFCs). She reviewed a proposal from Butch Hutchison for survey documents related to water and sewer easements in the amount of \$750, stating there is an issue of not having a dedicated right of way or utility easements to extend lines in front of the new lots. The Board is in consensus to decline the request to pay for the survey documents.

**206 E St Charles**- There were no updates.

**12203 Joan of Arc** – There were no updates.

**405 Elm Street** – Ms. Hurd stated that the property owner paid utility commitment letter fee and the letter was issued to serve replat of a property to serve 1 ESFC.

**Meritage 30-acre Tract** – Ms. Hurd stated that Meritage has stopped engineering work on their side but asked Cobb Fendley to complete the feasibility study.



Ms. Hurd stated that the District received requests for annexation and/or service for two different tracts north of the District boundary. She stated that both requestors are interested in participating in a regional surface water plant. She stated that an additional water well will be required to serve the properties. Mr. Wilson noted that since the District is not within an ETJ, the process of annexation and well drilling will take approximately 2 years, which is significantly faster and less costly than creation of a special district. He noted that the additional connections will potentially increase the District's taxable value. Discussion ensued. The Board authorized the District's attorney to further discuss the annexation opportunity with Harris-Galveston Subsidence District.

#### **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 Cobb Fendley is working with subs for updated costs and construction estimates, and plan to present design proposal at the July meeting.

#### **Construction Projects:**

**WWTP No. 1 Improvements** – Ms. Hurd stated that TCEQ documentation was submitted to update the allowable peak flow at the wastewater plant when the chlorine contact basin is complete.

**Dreamland Place Phase 1 Drainage Improvements** – Ms. Hurd stated that the project is complete.

**Barrett Station Phase 2 Drainage Improvements** – Ms. Hurd stated that Texas Materials Group is working on ditch grading and WaterWorks is working on tap relocations.

#### **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 the Subsidence District which includes 30% design plans and preliminary engineering report. She stated that the pilot study exception request documentation has been started and the operator will be taking raw water samples for three months to be included in the submittal

**Underserved Area Request** – There were no updates.

**Bal Harbor Forcemain** – Ms. Hurd stated that the CDBG application has been denied due to the area not meeting the Low-to-Moderate income index.

**TCEQ Violation Response** – There were no updates.

**Water/Sewer Capacity Status** – Ms. Hurd reviewed with the Board a list of current utility commitments and plant capacities. She reviewed a proposal for Authorization of Preparation of ACR for Elevated Storage in the amount of \$48,000.

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 approve the engineer's report and to approve the proposal for Authorization of Preparation of ACR for Elevated Storage in the amount of \$48,000.

4. **Review Operations Report and authorize repairs.** Mr. Wilson 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 90%.

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 and in compliance. He stated that WWTP 1 was at 89% capacity and WWTP 2 was at 67% capacity.

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

Mr. Leal reviewed the Residential Tap List.

Mr. Leal reviewed a proposal to remove and reinstall the Lift Station gate in the amount of \$3,808.32.

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 the Operator's Report and to approve the proposal to remove and reinstall the Lift Station gate in the amount of \$3,808.32.

**Discuss District matters and take necessary action.** Ms. Jones reviewed an agreement amendment, stating that Texas Pride Disposal is updating their holiday schedule. Mr. Wilson noted that the updated holiday schedule is already part of the existing agreement.

5. **Approve Amended Ethics Policy.** Mr. Wilson presented to and reviewed with the Board Amended Ethics Policy, a copy of which is attached hereto as *Exhibit D*.

Upon motion by Director Clark, seconded by Director Dangerfield, after full discussion and the question being put to the Board, the Board voted in majority, with Director Johnson abstained, to approve the Amended Ethics Policy.

Mr. Wilson reviewed with the Board Amended Rate Order, stating that the provisions regarding unlawful dumping and platting requirements have been updated, as requested by the Board. Discussion ensued.

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 unlawful dumping provision in the Amended Rate Order.

Upon motion by Director Dangerfield, seconded by Director Lemond, after full discussion and the question being put to the Board, the Board voted in majority, with 1 opposition, to approve the platting requirement provision in the Amended Rate Order.

6. **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 Johnson, seconded by Director Clark, after full discussion and the question being put to the Board, the Board voted unanimously to convene in executive session at 8:23 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. Wilson, and Ms. Leung.

7. **Return to Open Session.** 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 reconvene in open session at 8:34 p.m.

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 July 1, 2025.

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

ATTEST:

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