

MINUTES OF MEETING OF BOARD OF DIRECTORS  
MARCH 5, 2024

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 March 5, 2024, 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. Also attending all or parts of the meeting were Ms. Kimberly Johnson, Mr. Clay Chandler and Mr. Alvin Finnels, residents of the District; Mr. John Hall, District Advisor; 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; Ms. Kandy Pfeffer of Elite Bookkeeping ("Elite") bookkeeper 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.** Mr. Wilson recognized Mr. Finnels, who discussed the tap quote for Eagleton Lane. Mr. Wilson stated that the quote would be discussed under the Engineer's Report.

Mr. Wilson recognized Ms. Johnson, who discussed the water service being turned off at 12346 Ave A. Director Lemond entered the meeting at this time.

Mr. Wilson recognized Mr. Chandler who discussed his water bill and stated that he wasn't notified of a leak. Ms. Acuna stated that Mr. Chandler can come to the District office tomorrow with a receipt a fill out a leak adjustment form.

2. **Approve Minutes from February 6, 2024.** The Board reviewed the minutes of the meeting held on February 6, 2024, 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 February 6, 2024, as presented.

3. **Discuss agreement for Harris County Precinct 3 regarding license plate reader project.** Mr. Wilson reported that the previously discussed prices for the flock cameras were out of

date and not the correct amounts. He reported that the correct pricing is an annual service fee of \$3,000 per camera and a one-time implementation fee of \$650 on a standard pole, or \$1,250 on the Texas Department of Transportation Right-of-Way. He stated that the cost would initially be \$17,000 for the first year and then \$12,000 in maintenance after the first year. Discussion ensued. Ms. Auzenne stated that she can forward the pricing information to the Board.

4. **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 a tap requests for 715 Red Oak, 719 Red Oak, 312 Nod, 610 Chambers and 310 Dreamland.

**Kodiak Crossing Section 4** – There was no report.

**Highway 90 Apartments** – There was no report.

**Barnaba Estates (830 FM 1942)** – Ms. Hurd stated that tap quotes are pending the recorded plat.

**Arredondo Addition (830 FM 1942)** – Ms. Hurd stated that MOC is working on line extension costs. Mr. Montgomery reviewed a quote estimate from Ram Rod Utilities in the amount of \$15,229.20. 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 estimate from Ram Rod Utilities in the amount of \$15,229.20.

**Finnels Estate 832 FM 1942/12921 Eagleton Lane** – Ms. Hurd stated that the tap quote is completed. Mr. Finnels asked when the taps can be installed. Ms. Acuna stated that the taps can be installed on Friday.

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

**210 FM 1942 Creekside Apartments** – Ms. Hurd stated that there are a few items Cobb Fendley is waiting to receive from the civil site engineer.

**Turner Chevrolet** – There was no report.

**Equine Center** – There was no report.

**0 E. St. Charles** – Ms. Hurd stated that the customer payment is pending to issue a utility commitment letter for 1 ESFC for a replat.

**13111 Crosby Lynchburg** – Ms. Hurd stated that the utility commitment letter to serve 1 ESFC is attached for review. She noted that Bones Tire Shop is reconstructing their building. Upon motion by Director Sonnier, seconded by Director Lemond, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Utility Commitment Letter.

**Design 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 noted that Cobb Fendley received a letter from the Texas Water Development Board (“TWDB”) approving the use of surplus funds. She noted that TWDB has given the District a six-month timeline to submit an environmental study. She noted that the property appraisal is in process. Director Clark entered the meeting at this time. Mr. Wilson reported that NRF is waiting on the appraisal report for 703 Red Oak. Mr. Wilson provided an update on the Cooper property. He discussed the options of a regional plant or a District plant. He asked for the Board’s permission to have initial conversations with other entities regarding a regional plant. Discussion ensued.

Upon motion by Director Lemond, seconded by Director Dangerfield, after full discussion and the question being put to the Board, the Board voted by majority, with Directors Johnson and Clark opposing, to authorize NRF to move forward with initial conversations with potential participating entities regarding a regional plant.

**WWTP No. 1 Improvements** – Ms. Hurd stated that the proposed improvements are the expanded chlorine basin, proposed digester, blowers and electrical upgrades. She reported that Cobb Fendley is waiting for updated electrical drawings from the electrical engineer. She noted that the proposed bidding schedule is:

- March 20, 2024 – Send to newspaper for first posting
- March 27, 2024 – First newspaper posting and upload to CivCast
- April 3, 2024 – Second newspaper posting
- April 17, 2024 – Prebid meeting
- April 24, 2024 – Bid opening
- May 7, 2024 – Board meeting for award

Ms. Auzenne discussed the community development block grant and that the application process is open until April. Ms. Hurd stated that if the Board is interested in applying for the grant, she suggests that the Board hold off on bidding.

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 pursue applying for the community development block grant.

### **Construction Projects:**

**Dreamland Place Phase 1 Drainage Improvements** – Ms. Hurd stated that CE Barker’s work is underway. She noted that Cobb Fendley has several sewer lead conflicts on Slumber and Fontaine due to the main being shallow. She noted that Cobb Fendley is working on plans to relay the sewer on Slumber, Jean LaFitte, and Fontaine so that Cobb Fendley doesn’t have to convert residents to grinder pumps. She noted that the plans will be given to CE Barker for pricing. She reviewed the overall layout sheet and noted that the District’s portion is \$42,750.

**Barrett Station Phase 2 Drainage Improvements** – Ms. Hurd stated that Texas Materials Group has begun work.

### **General District Engineering:**

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

**Water Conservation Plan** – Ms. Hurd reviewed an annual update.

**Groundwater Reduction Plan** – Ms. Hurd stated that the Groundwater Reduction Plan is being reviewed by Harris Galveston Subsidence District's consultant.

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

Upon motion by Director Sonnier, 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.

5. **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 discussed the Arredondo property and stated that the property needs to be staked, either by the District or Mr. Arredondo. It was the consensus of the Board to have MOC stake the property. Ms. Acuna requested that MOC provide her invoices daily. Mr. Montgomery stated that he can provide the request to his department.

Upon motion by Director Sonnier, seconded by Director Lemond, after full discussion and the question being put to the Board, the Board voted unanimously to approve to the Operation's Report.

6. **Discuss District matters and take necessary action.** Mr. Wilson recognized Ms. Acuna, who presented to and reviewed with the Board the District Matters Report, a copy of which is attached hereto as *Exhibit D*. She stated that there were 124 leaks detected in the District. She reported that beginning this month, delinquent accounts scheduled for disconnection will receive text messages.

Ms. Auzenne discussed the Consent Decree. Mr. Hall stated that the District will try to reduce the penalties as previously accomplished. Mr. Wilson stated that records could be requested from the EPA.

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 the meeting location for the upcoming Board workshop has moved to another building at the community center, as the Senior Olympics will be held in the main building.

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 April 2, 2024.

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

ATTEST:

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