

MINUTES OF MEETING OF BOARD OF DIRECTORS  
MAY 2, 2023

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 May 2, 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, with Director Johnson attending via phone. Also attending all or parts of the meeting were Ms. Cassandra Clark and Mr. Adell Bradley, visitors; Ms. Kandy Pfeffer of Elite Bookkeeping ("*Elite*"), bookkeepers for the District; Ms. Jaleesa Auzenne, Strategic Consultant for the District; Ms. Maria Acuna, District Office Supervisor; 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; Mr. John Hall, District Advisor; 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.** President Sonnier recognized Mr. Bradley, who discussed the estimate he received for a sewer tap on FM 1942. He stated that the estimate is \$14,900. He requested the Board's consideration that he install the tap himself. He noted that he has a certificate of insurance with the District. Mr. Montgomery presented the breakdown of the estimate, a copy of which is attached hereto as *Exhibit B*. Ms. Hurd stated that the tap is in the Texas Department of Transportation ("*TxDOT*") right-of-way and will need a permit from TxDOT to install. Mr. Bradley stated he would contact TxDOT for the permit. Mr. Bradley showed the Board pictures of the water in the water filter at his house.

2. **Approve Minutes from April 4, 2023.** The Board reviewed the minutes of the meeting held on April 4, 2023, copies of which were previously distributed to the Board.

Upon motion by Director Sonnier, seconded by Director Dangerfield, after full discussion and the question being put to the Board, the Board voted unanimously to approve the minutes of April 4, 2023, 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 C*.

**Applications for service:**

**Barrett Station** – Ms. Hurd stated that Cobb Fendley reviewed tap requests for 610 Cottontail and 12203 Joan of Arc.

**Kodiak Crossing Section 4** – Ms. Hurd stated that Cobb-Fendley is waiting for the bond application approval letter from the Texas Commission on Environmental Quality (“TCEQ”).

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

**Arredondo Addition (830 FM 1942)** – Ms. Hurd stated that the commitment expired.

**Finnels Estate 832 FM 1942/12921 Eagleton Lane** – There was no report.

**12416 Alma (154 Felton)** – Ms. Hurd stated that the commitment expired.

**Bradley RV Park 244 FM 1942** – Ms. Hurd stated that Cobb Fendley needs to submit a permit request to TxDOT for the water tap.

**2100 Hwy 90** – Ms. Hurd stated that the commitment expired.

**210 FM 1942 Creekside Apartments** – Ms. Hurd stated that plan review comments have been sent to the developer’s engineer.

**Riley Chambers Park Head Start** – Ms. Hurd stated that the No Objection letter was sent.

**Saltibus Place** – Ms. Hurd stated a tap quote was requested for 12418#A.

**624 E. St. Charles and 0 Zinn** – There was no report.

**303 Gulf Pump** – There was no report.

**Turner Chevrolet** – Ms. Hurd stated that Cobb Fendley is waiting to receive drawings and the plan review fee.

**12510 Crosby Lynchburg** – Ms. Hurd stated that plans were revised and that Cobb Fendley reviewed and issued a No Objection letter.

**Equine Center** – Ms. Hurd stated that she received an inquiry for options related to annexation or out-of-district service for the Harris County owned Equine Center development. She reviewed the preliminary site layout. Mr. Wilson recommended out-of-district service as opposed to annexation. Ms. Hurd stated she can reach out to the Equine Center.

**Design Projects:**

**Drinking Water State Revolving Fund (DWSRF) 2016 Water Plant 3** – Ms. Hurd stated that she sent the pipe yard property information to Cobb-Fendley’s ROW group.

**Barrett Station Drainage Improvements** – Ms. Hurd stated that the Interlocal Agreement has been executed and that Cobb Fendley is waiting for Harris County to bid the project in June.



**FM 1942 and Eagleton Lane Forcemain Extension** – Ms. Hurd stated that TxDOT has issued approval and Cobb Fendley is waiting for Harris County approval.

**WWTP No. 1 Improvements** – Ms. Hurd stated that the design is ongoing.

**Penn Street Utility Extension** – Ms. Hurd stated that MOC is preparing to submit the construction bond/permit to Harris County.

**General District Engineering:**

**HGSD Grant Shower Head Replacement** – There was no report.

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

**Dreamland Drainage Improvements** – Ms. Hurd stated that Harris County contacted Cobb Fendley to inform her that the project has been accelerated and is planning to bid in June. She reported that Harris County wants to know if the Board would be agreeable to amend the Barrett Station Drainage Improvements interlocal agreement to include this project. She noted that as of right now, Cobb Fendley does not have a proposed number of relocations needed. She stated that IDS is the design consultant and has only identified two minor conflicts. She noted that she does not anticipate that Cobb Fendley will need to prepare relocation plans.

**Water Conservation Plan** – Ms. Hurd stated that Harris-Galveston Subsidence District had some comments that Cobb Fendley addressed and revised the annual update.

**Groundwater Reduction Plan** – Ms. Hurd stated that she contacted an appraiser for a proposal. President Sonnier discussed the property behind the water plant that the Board may want to pursue an appraisal. 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 \$5,000 for the appraisal of the Cooper property, subject to the property owner's approval.

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

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

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.

4. **Review Application for Groundwater Reduction Plan with the City of Houston and take necessary action.** Mr. Wilson stated this item was a carry-over item from the previous agenda.

5. **Review Operations Report, authorize repairs, and consider fuel surcharge agreement.** 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 D*. Mr. Montgomery reported that the District's water accountability with leaks and flushing were at 76%.

Mr. Montgomery reported on various maintenance items. He stated that he will coordinate with Ms. Acuna on the vacancy meter count.

Mr. Montgomery presented to and reviewed with the Board the Consumer Confidence Report ("CCR"), a copy of which is attached hereto as *Exhibit E*. He stated that the CCR will be a URL on the water bills.

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 and the CCR.

6. **Approve Consumer Confidence Report.** This item was addressed under the previous item.

7. **Cyber security training reminder.** Mr. Wilson stated that the District's employees would need to complete the cyber security training. He noted that NRF would send Ms. Acuna the information.

8. **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 F*.

Ms. Acuna stated that she received an email from Barrett Station Civic League regarding sponsorship for homecoming. 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 donate \$2,500 to the Barrett Station Civic League for homecoming.

Mr. Wilson recognized Mr. Hall, who stated that he had a phone call with the EPA and that the decent decree is close to being closed out.

Upon motion by Director Sonnier, seconded by Director Dangerfield, after full discussion and the question being put to the Board, the Board voted unanimously to approve the District Matters Report.

9. **Strategic Consultant Report.** Mr. Wilson recognized Ms. Auzenne, who discussed softwares that can monitor District assets and workorders. She noted that the most expensive software is approximately \$4,500 a year and the cheapest is approximately \$2,000 a year. She noted that each would have a startup cost. Discussion ensued. She stated that she will prepare information packets and send for Board review. She also stated that she will contact the property owners for the Copper property regarding the appraisal.

Discussion ensued regarding the invoices from STP services. Mr. Montgomery stated that he will reach out regarding a credit for the District.

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 June 13, 2023.

  
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President, Board of Directors

ATTEST:

  
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Secretary, Board of Directors