

MINUTES OF MEETING OF BOARD OF DIRECTORS  
MAY 6, 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 May 6, 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. Roland Leal of Municipal Operations & Consulting ("*MOC*"), operator for the District; Ms. Jaleesa Auzenne, Program Manager for the District; and Mr. Adell Bardley, resident 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).** Mr. Bradley stated that he received his stormwater quality permit from Harris County and requested the following from the District: (1) a survey to show areas owned by the District, (2) turning on water services for his development, and (3) relocating the District's access gate. Ms. Jones stated that she will process his water service application once he submits proof of electricity connection.

2. **Approve Minutes from April 1, 2025.** The Board reviewed the minutes of the meeting held on April 1, 2025, a copy of which were previously distributed to the Board.

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 minutes of April 1, 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 727 E. St. Charles.

**Kodiak Crossing Section 4** – Ms. Hurd stated that application has been submitted to TCEQ for review and a Declared Administratively Complete letter has been received.

**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 owner is scheduling plat recordation meeting.

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

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

**405 Elm Street** – Ms. Hurd reviewed a draft utility commitment letter for a replat of one residential lot.

**Meritage 30-acre Tract** – Ms. Hurd stated that feasibility study fee was received and Cobb Fendley has started working on the report. Discussion ensued regarding possible WWTP expansion, contingencies, and reimbursements that may be associated with the development.

#### **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.

#### **Construction Projects:**

**WWTP No. 1 Improvements** – Ms. Hurd stated that the chlorine contact basin expansion has been formed and poured, and the anticipated next steps are the flow control gates and baffle walls. She stated that when the basin expansion is completed, the next permit phase can be activated for increasing the peak flow. She reviewed the contract amendment for materials testing and additional project oversight in the amount of \$45,000 and recommended approval for Pay Estimate No. 3 in the amount of \$132,002.50. She stated that the proposed improvements are expanded chlorine basin, proposed digester, blowers, and electrical upgrades.

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



**Barrett Station Phase 2 Drainage Improvements** – Ms. Hurd stated that Texas Materials Group is finished with installing new waterline. She stated that WaterWorks has been given approval to begin 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.

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

**Bal Harbor Forcemain** – Ms. Hurd stated that the CDBG application is under review.

**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.

**Bradley Property** – Discussion ensued regarding options for the driveway encroachment: (1) remove the portion of the driveway that's on Mr. Bradley's property in the amount of \$1,000 or (2) offer \$2,250 to Mr. Bradley for an encroachment easement.

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 authorize attorneys and engineers to draft an encroachment easement for the purchase of \$2,250.

Upon motion by Director Johnson, seconded by Director Clark, after full discussion and the question being put to the Board, the Board voted unanimously (1) to approve the draft utility commitment letter for 210 FM 1942 Carwash; (2) to approve the draft utility commitment letter for 405 Elm Street; (3) to approve the contract amended for materials testing and additional project oversight in the amount of \$45,000; and (4) to approve Pay Estimate No. 3 in the amount of \$132,002.50.

Upon motion by Director Wheatfall, seconded by Director Clark, 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 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 presented to and reviewed with the Board the draft Water Conservation Plan, stating that the attorneys are reviewing and finalizing the plan.

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 71% capacity and WWTP 2 was at 55% 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 presented to and reviewed with the Board the 2024 Drinking Water Quality Report ("CCR"), a copy of which is attached hereto as *Exhibit D*.

Upon motion by Director Lemond, seconded by Director Wheatfall, 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 2024 CCR.

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 Water Conservation Plan, subject to finalization.

5. **Approve Consumer Confidence Report.** This item was discussed during the operator's report.

6. **Discuss and consider Water Conservation Plan and take any necessary action.** This item was discussed during the operator's report.

7. **Discuss District Rate Order and take any necessary action.** The Board was in consensus to defer this item.

8. **Discuss District matters and take necessary action.** Ms. Jones discussed the MOC invoice that was placed on hold. 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 release the check for MOC.

Ms. Auzenne reviewed a draft letter to customers regarding the District's tax information. Discussion ensued.

9. **Discuss and consider Intent to Reimburse for land purchases and take necessary action.** Mr. Graham presented to and reviewed with the Board Resolutions Expressing Intent to Reimburse for the two pending land purchases, copies of which are attached hereto as *Exhibit E*.

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 adopt Resolutions Expressing Intent to Reimburse for the two pending land purchases.

10. **Discuss District Fees and Expense Policy and take any necessary action.** Discussion ensued reimbursement amount for meals during conferences outside of Metropolitan Houston. The Board agreed that reimbursement for meals will remain unchanged at \$75 per day.

Discussion ensued regarding the District's credit card and reimbursement policies.



Discussion ensued regarding the District's expense advance policy. The Board agreed that the expense advance policy should be amended to show that a director will no longer receive advancements if funds are not returned within 30 days from the end date of the conferences of the Association of Water Board Directors, outside of City of Houston.

Mr. Graham stated that the Board's approval is needed for the number of days directors will receive per diem for the AWBD Summer Conference and AWWA Conference.

Mr. Graham reminded the Board to submit their requests for expense advance 3 days before the next bookkeeper meeting to allow the bookkeeper time to prepare the checks.

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 approve amend the District's expense policy, as discussed, and to approve per diem from June 11 to June 15, 2025 for the AWBD Summer Conference and from June 8 to June 12, 2025 for the AWWA Conference.

11. **Discuss and consider Director's Expense Reports for approval.** Upon motion by Director Dangerfield, seconded by Director Johnson, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Director's Expense Reports.

12. **Executive Session pursuant to Sections 551.071 and 551.072 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 and deliberation regarding real property.** 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 8:02 p.m. pursuant to Sections 551.071 and 551.072 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 and deliberate the purchase, exchange, lease, or value of real property. At this time, all persons left the meeting except for the directors, Ms. Jones, Ms. Auzenne, Mr. Graham, and Ms. Leung.

At 8:11 p.m., Director Wheatfall left the meeting.

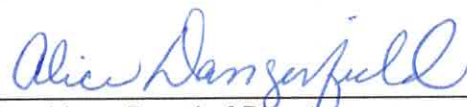
13. **Return to Open Session.** Upon motion by Director Johnson, seconded by Director Lemond, after full discussion and the question being put to the Board, the Board voted unanimously to reconvene in open session at 8:14 p.m.

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 authorize the President to sign the closing documents for the land purchases and to authorize the bookkeeper to release the funds.

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 3, 2025.

A handwritten signature in blue ink, reading "Alice Dangerfield", written over a horizontal line.

President, Board of Directors

ATTEST:

A handwritten signature in blue ink, reading "Cananella Clark", written over a horizontal line.

Secretary, Board of Directors