

MINUTES OF MEETING OF BOARD OF DIRECTORS
OCTOBER 3, 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 October 3, 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
Cassandra Clark, Assistant Secretary

All members of the Board were present. Also attending all or parts of the meeting were Ms. Maria Acuna, District Office Supervisor; Ms. Kandy Pfeffer of Elite Bookkeeping ("Elite"), bookkeeper for the District; Ms. Jaleesa Auzenne, Strategic Consultant for the District (via phone); 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; and Mr. John Montgomery of Municipal Operations & Consulting ("MOC"), operator for the District.

Call to Order. President Sonnier 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.** There were no public comments.

2. **Approve Minutes from September 5, 2023.** The Board reviewed the minutes of the meeting held on September 5, 2023, copies of which were previously distributed to the Board.

Upon motion by Director Johnson, seconded by Director Dangerfield, after full discussion and the question being put to the Board, the Board voted unanimously to approve the minutes of September 5, 2023, as revised.

3. **Resolution Declaring Official Intent to Reimburse Expenditures.** Mr. Wilson presented to and reviewed with the Board the Resolution Declaring Official Intent to Reimburse Expenditures (the "Resolution"), a copy of which is attached hereto as *Exhibit B*. He stated that the Resolution is for the forcemain extension for FM 1942 and Eagleton Lane. He requested that Cobb Fendley provide the maximum estimate for the costs of the project.

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 Resolution with an amount not to exceed \$250,000 for reimbursement with eh proceeds of debt obligations.

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 C*.

Applications for service:

Barrett Station – Ms. Hurd stated that Cobb Fendley reviewed tap requests for 707 E. Melville, 551 E. Melville, 215 Arcadian and 722 E. St Charles.

Kodiak Crossing Section 4 – There was no report.

Highway 90 Apartments – There was no report.

Arredondo Addition (830 FM 1942) – There was no report.

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

12416 Alma (154 Felton) – There was no report.

Bradley RV Park 244 FM 1942 – There was no report.

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

210 FM 1942 Creekside Apartments – There was no report.

Riley Chambers Park Head Start – There was no report.

Saltibus Place – There was no report.

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 sent a no objection letter to Crosby Municipal Utility District for approval.

12510 Crosby Lynchburg – There was no report.

Equine Center – There was no report.

308 Slumber – There was no report.

322 Fontaine – There was no report.

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.

Barrett Station Drainage Improvements – Ms. Hurd stated that bids were opened on September 18 and that four bids were received and that D&W Contractors was the low bidder at \$10.4 million.

WWTP No. 1 Improvements – Ms. Hurd stated that Cobb Fendley resubmitted plans to Harris County and received additional comments from Harris County Flood Control District. She noted that the proposed improvements are expanded chlorine basin, proposed digester, blowers and electrical upgrades.

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 authorize Cobb Fendley to advertise for bids for the WWTP No. Improvements.

Construction Projects:

Dreamland Place Phase 1 Drainage Improvements – Ms. Hurd stated that Harris County held a preconstruction meeting with CE Barker.

FM 1942 and Eagleton Lane Forcemain Extension – Ms. Hurd stated that Ram Rod was originally scheduled to begin construction the week of October 2nd, however they are delayed by two weeks and will begin the week of October 16. She presented a proposal for construction administration services in the amount of \$7,760. She noted that the project includes a 3" forcemain, 3" waterline and 2" waterline. Discussion ensued regarding installing a sewer line. Mr. Montgomery stated that there would need to be two 10ft sewer easements southside of the right-of-way and that running the line would be an additional cost.

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 proposal for construction administration services in the amount of \$7,760.

General District Engineering:

HGSD Grant Shower Head Replacement – There was no report.

Capital Improvement Plan – There was no report.

Water Conservation Plan – There was no report.

Groundwater Reduction Plan – Ms. Hurd stated that Cobb Fendley is waiting for SJRA's response on the new water supply contract comments. She reviewed the draft GRP and noted that it is due to Harris-Galveston Subsidence District in December.

President Sonnier reported that the SJRA is increasing their rate. Mr. Montgomery stated that the District's Drought Contingency Plan can be revised to follow SJRA's Drought Contingency Plan. It was the consensus of the Board to place the Drought Contingency Plan on the next agenda.

Water/Sewer Capacity Status – Ms. Hurd reviewed a list of current utility commitments with 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 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 D*. Mr. Montgomery reported that the District's water accountability with leaks and flushing were at 85%. He discussed the leak on Melville. He reported that the leak

on Cypress was fixed. Discussion ensued regarding MOC's invoice. Mr. Montgomery stated that MOC can add addresses to the invoices. Discussion ensued regarding the boil water notice door tags. Mr. Montgomery stated that the tags can include the number for the District office. Ms. Acuna asked if hanging the tags could be handled by the District instead of MOC. Mr. Montgomery stated that he can call Ms. Acuna to tell her how many tags would need to be hung. Ms. Acuna stated she would then contact President Sonnier. Daryl, Andrew to approve operations report.

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 to the Operation's Report.

6. **Discuss District matters and take necessary action.** Mr. Wilson recognized Ms. Acuna, who stated that she did not have a report.

7. **Strategic Consultant Report.** Discussion ensued regarding a resident, who has a detached garage that was turned into living quarters. Mr. Wilson discussed the District's rate order and classifications of detached garages, homes and residences that were established before 2018. He suggested that the Board let him prepare language for the rate order. Discussion ensued regarding the multiplier. It was the consensus of the Board to leave the multiplier on the account and review the rate order at the next meeting.

Ms. Auzenne stated that there will be more updated on the asset management software at the next meeting. She discussed the solid waste grant through Harris-Galveston Area Council and stated that she will submit an application.

President Sonnier stated that he met with Commissioner Ramsey, who would like to set up a meeting for October 19 to discuss the surface water treatment plant.

8. **Discuss Insurance renewal (expires 12/1/2023).** Mr. Wilson stated that the District's insurance expires December 1, 2023. He stated that the District's current provider is Arthur J. Gallagher. He stated that NRF can request proposals.

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 November 7, 2023.



President, Board of Directors

ATTEST:



Secretary, Board of Directors