

MINUTES OF MEETING OF BOARD OF DIRECTORS
SEPTEMBER 5, 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 September 5, 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 Mr. Manuel Chavez, Mr. Humberto Arredondo, Mr. Brian Harris, Ms. Mari C. Olvera, Mr. Aaron Bass, Mr. Ian Burton and Mr. Fred Barrett, visitors; Ms. Maria Acuna, District Office Supervisor; Mr. Michael Haley, employee of District; Ms. Kandy Pfeffer of Elite Bookkeeping ("Elite"), bookkeeper for the District; Mr. John Hall, District Advisor; 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; 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.** President Sonnier recognized Mr. Barrett, who stated that stated that he recently got a pool and stated that there is an issue with the water quality. He requested the Board's consideration to help clean the pool. President Sonnier stated that the District will need to investigate the issue. Director Johnson suggested that Mr. Barrett go ahead and clean the pool and to keep his receipts and come back to the Board for consideration.

President Sonnier recognized Mr. Bass, who asked about the bid process and the time frame for residents. President Sonnier stated that MOC handles the bids and determines the time frame.

President Sonnier recognized Mr. Burton, who asked about the line extensions and tap fees. Discussion ensued. Mr. Burton asked about contractors and consultants. Mr. Wilson provided clarification on the difference. Mr. Montgomery joined the meeting at this time.

President Sonnier recognized Mr. Arredondo, who stated that his property has a waterline and well and that he requested a quote for services. He asked when he should expect to get services for his property. Mr. Montgomery stated that he has bids for the Board's consideration. He noted that once the Board approves, MOC would have to start work by October 14, as that is when the Texas Department of Transportation ("TxDOT") permit expires.

President Sonnier recognized Ms. Olvera, who stated that she received a warning that she needs to split her connection. Ms. Acuna stated that the property has two mobile homes attached to one connection, and stated that the District's policy is one plat per connection. Ms. Acuna stated that she would contact Ms. Olvera no later than Friday.

President Sonnier recognized Mr. Chavez, who stated that he was denied a top for 414 and 418 Ridge Dr. Ms. Hurd stated that it is not one lot and will need to be replatted. Mr. Chavez stated that the will get the information from the owner.

President Sonnier recognized Mr. Harris, who stated that he needs water and sewer service. President Sonnier instructed Mr. Harris to submit a request with Ms. Acuna.

2. **Approve Minutes from August 1, 2023.** The Board reviewed the minutes of the meeting held on August 1, 2023, copies of which were previously distributed to the Board.

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 minutes of August 1, 2023, as presented.

3. **Discuss signer changes at Woodforest Bank and take appropriate action.** Mr. Wilson recognized Ms. Pfeffer, who stated that she just needs Director Clark's information.

4. **Review Amendment to Amended District Information Form and take appropriate action.** Mr. Wilson presented to and reviewed with the Board the Amendment to Amended and Restated District Information Form ("District Information Form"), a copy of which is attached hereto as *Exhibit B*. He stated that the Notice to Purchasers section of the District Information Form was updated after the recent legislative session.

Upon motion by Director Sonnier, seconded by Director Clark, after full discussion and the question being put to the Board, the Board voted unanimously to approve the District Information Form. Mr. Wilson noted that the District Information Form would also be posted on the District's website.

5. **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 455 E. Melville, 413 Slumber, 334 Zinn, 255 Ridge, 207 Dreamland, 13207 Paris and 13215 Paris.

Kodiak Crossing Section 4 – There was no report.

Highway 90 Apartments – There was no report.

Arredondo Addition (830 FM 1942) – Ms. Hurd stated that the owner is inquiring about taps. Mr. Montgomery stated that Mr. Arredondo needs to be aware that the tap cost was not in the bid.

Finnels Estate 832 FM 1942/12921 Eagleton Lane – Ms. Hurd stated that the owner is inquiring about taps.

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

Bradley RV Park 244 FM 1942 – Ms. Hurd stated that the tap has been made.

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 resubmitted plans and issued a No Objection Letter for Board approval. 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 No Objection Letter.

12510 Crosby Lynchburg – There was no report.

Equine Center – There was no report.

308 Slumber – Ms. Hurd stated that a utility commitment letter for a replat into two lots was issued.

322 Fontaine – Ms. Hurd stated that a utility commitment letter for a replat into two lots was issued.

Design Projects:

Drinking Water State Revolving Fund (DWSRF) 2016 Water Plant 3 – There was no update.

Barrett Station Drainage Improvements – Ms. Hurd stated that the project was released for bidding on August 25 and that bids are due September 18.

Dreamland Drainage Improvements – Ms. Hurd stated that the project bids were due on August 14 and that Harris County received two bids, one for 5.9 million and one for 6.5 million. She noted that the low bidder was CE Barker. She noted that the District's estimated portion is \$42,000.

FM 1942 and Eagleton Lane Forcemain Extension – Ms. Hurd stated that MOC will be presenting quotes. Mr. Montgomery reviewed three bids with the Board, copies of which are attached hereto as *Exhibit D*. He noted that the lowest bidder was Ram Rod Utilities, LLC, in the amount of \$149,335. He noted that the Board originally estimated \$75k, since it was discussed to be in phases. Mr. Wilson stated that the Board can consider a resolution to reimburse itself for the expenditure. 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 bid from Ram Rod Utilities, LLC, in the amount of \$149,335.

WWTP No. 1 Improvements – Ms. Hurd stated that Cobb Fendley is addressing County comments and revising the plans.

General District Engineering:

HGSD Grant Shower Head Replacement – Ms. Hurd stated that the final quarterly report was submitted.

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 noted that the District's draft GRP is due to HGSD in December. Mr. Wilson stated that he would reach out to SJRA. Ms. Hurd stated that she will bring the GRP next month.

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

Mr. Wilson recommended that in order to move forward with the offer letter for 12720 Crosby Lynchburg, that the Board authorize a title search. It was the consensus of the Board to move forward with a title search. Ms. Auzenne stated that she will reach out to the owner of 703 Red Oak.

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.

6. **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 E*. Mr. Montgomery reported that the District's water accountability with leaks and flushing were at 87%. Discussion ensued regarding inactive meters. Mr. Montgomery stated that he would coordinate with Ms. Acuna. Ms. Acuna asked about how to handle customers who may come back and ask to use meters that were previously inactive. President Sonnier asked about time constraints, like if the meter hasn't been used in five years. Mr. Wilson stated that NRF would review the Rate Order.

Mr. Montgomery reported on a leak on Locus. He noted that Arcadian Gardens doesn't have shut off valves.

Mr. Montgomery asked if the Board wanted to put out voluntary water conservation signs. It was the consensus of the Board to not put out signs.

Mr. Montgomery reported on 414 Cypress, stating that the sewer line is in the roadway along Cypress. Ms. Acuna stated that the customer already paid for the quote. Mr. Montgomery stated that to meet Harris County standards the cost would be an extra \$8,500. 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 pay the \$8,500 difference for 414 Cypress.

President Sonnier discussed the leak on Melville. He stated that he would like to see the cost of an isolation valve on Orleans and Melville.

Mr. Montgomery reported on various maintenance items.

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 to the Operation's Report and to approve an isolation valve on Melville.

7. **Discuss District matters and take necessary action.** Mr. Wilson recognized Mr. Hall, who stated that the Justice Department has control of the consent decree and will give Mr. Wilson a call. 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*. She stated that there were 139 leaks detected.

8. **Strategic Consultant Report.** Mr. Wilson recognized Ms. Auzenne, who stated that the grant for solid waste through Harris-Galveston Area Council opened today. She noted that the grant is a million dollars. She noted that she is working on the application.

Ms. Auzenne stated that she will send the job posting to Directors for their review.

Ms. Auzenne discussed the asset management software and that hopefully there will be a report by the Bookkeeper/Tax Assessor meeting.

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 Strategic Consultant Report.

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 October 3, 2023.



President, Board of Directors

ATTEST:



Secretary, Board of Directors