

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50

May 1, 2024

The Board of Directors (the “Board”) of Fort Bend County Municipal Utility District No. 50 (the “District”) met in regular session, open to the public, on the 1st day of May, 2024, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Craig Lewis	President
Leon Bridges	Vice President
Paula Vitello	Secretary
Reginald Stubblefield	Assistant Secretary
Ken Mathews	Assistant Vice President

and all of the above were present, thus constituting a quorum.

Also present at the meeting were: Valerie Silva, Community Association Manager for Westheimer Parkway Lakes Property Owners Association, Inc. and Parkway Lakes Village Homeowners Association, Inc.; Alex Flores of Tax Tech, Inc.; Roshell Arterburn of District Data Services, Inc.; Calvin Browne of Municipal District Services, LLC (“MDS”); Mark Gehringer and Marco Montes of R.G. Miller Engineers, Inc. (“R.G. Miller”); Mark Eyring of Mark C. Eyring CPA, PLLC; Christie Leighton of Best Trash, LLC; and Aaron Carpenter and Cheryl Panozzo of Allen Boone Humphries Robinson LLP (“ABHR”).

PUBLIC COMMENTS

Mr. Carpenter reported that the District received correspondence from the District resident at 6327 Grande Butte Court requesting relief from the District’s sewer charge for filling up a pool. Following discussion, Director Bridges made a motion to authorize MDS to adjust the sewer charge on a one-time basis for the District resident at 6327 Grande Butte Court for filling up a pool. Director Mathews seconded the motion, which passed unanimously.

Director Mathews reported that a resident of Meadows at Parkway Lakes requested that mowing of District detention ponds be staggered to allow for the growing of wildflowers varieties. Discussion ensued regarding whether to allow wildflowers to grow on District detention ponds.

Ms. Silva introduced herself to the Board and stated that she is the Community Association Manager for Westheimer Parkway Lakes Property Owners Association, Inc. (the “POA”). She reported that the POA recently hired Superior LawnCare to replace

Champions Hydro-Lawn, Inc. ("Champions") for mowing and maintenance of property owned by the POA and the District (the "Property"). Ms. Silva presented an invoice from Superior LawnCare, a copy of which is attached, in the amount of \$10,716.75 for tree trimming and tree removal and requested that the District contribute funds to the POA to offset the tree maintenance costs incurred by the POA. The Board concurred to discuss whether to contribute funds to the POA at a future Board meeting.

Ms. Silva then reported that Champions and Superior LawnCare recently came to mow the Property on the same day. Following discussion, the Board requested that ABHR provide the Champions schedule for mowing the Property to Ms. Silva.

MINUTES

The Board reviewed the minutes of the regular meeting held on April 3, 2024. After review and discussion, Director Matthews moved to approve the minutes of the regular meeting held on April 3, 2024, as submitted. Director Bridges seconded the motion, which passed by unanimous vote.

TAX ASSESSMENT AND COLLECTION MATTERS

Mr. Flores reviewed the tax assessor/collector's report, a copy of which is attached. He reported that 97.37% of the 2023 tax levy had been collected as of April 30, 2024. After review and discussion, Director Mathews moved to approve the tax assessor/collector's report and payment of the bills listed in the report. Director Stubblefield seconded the motion, which passed by unanimous vote.

APPROVE PROJECT AUDIT FOR AND RELATED PAYMENT OF ECONOMIC DEVELOPMENT GRANT PAYMENT TO MRPL RETAIL PARTNERS, LTD., AND MRPL RETAIL PARTNERS II, LTD

Mr. Eyring reviewed a project audit for the economic development grant payment to MRPL Retail Partners, Ltd., and MRPL Retail Partners II, Ltd. He noted that the audit reflects that an economic development grant payment is due to MRPL Retail Partners, Ltd., and MRPL Retail Partners II, Ltd., in the amount of \$518,713.08 for the year 2023. After review and discussion, Director Stubblefield moved to approve the project audit for and related payment of the economic development grant payment to MRPL Retail Partners, Ltd., and MRPL Retail Partners II, Ltd., and direct that the project audit be filed appropriately and retained in the District's official records. Director Vitello seconded the motion, which passed by unanimous vote.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Arterburn presented the bookkeeper's report, including the investment report, a copy of which is attached, and submitted the District's bills for payment. After review and discussion, Director Mathews moved to approve the bookkeeper's report,

investment report, and payment of the bills listed in the report. Director Vitello seconded the motion, which passed by unanimous vote.

TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR THE ASSOCIATION OF WATER BOARD DIRECTORS (“AWBD”) SUMMER CONFERENCE

The Board discussed fees of office and expenses in connection with the AWBD summer conference in Fort Worth. After discussion and consideration of the District’s Travel Reimbursement Guidelines, the Board concurred to authorize up to four fees of office for attendance at the conference and up to three nights at a hotel at the conference rate, with reimbursement to be submitted in accordance with the District’s Travel Reimbursement Guidelines.

OPERATION OF DISTRICT FACILITIES

Mr. Browne reviewed the operator’s report, a copy of which is attached. He reported that water accountability for the previous month was 92.0% and reported on maintenance performed at the District’s facilities.

Mr. Browne reviewed the Consumer Confidence Report (“CCR”), a copy of which is attached, regarding the quality of the District’s water and stated that it will be filed with the Texas Commission on Environmental Quality (“TCEQ”) and distributed to District residents by July 1, 2024.

The Board reviewed photographs of the District’s Water Plant No. 1 and Wastewater Treatment Plant (“WWTP”) facilities provided by Director Mathews. Director Mathews discussed Guidelines for the Physical Security of Water Utilities approved by the American Society of Civil Engineers and the American Water Works Association. Mr. Montes provided an update on preparation of a Capital Improvement Plan for the District (the “CIP”) and noted that the proposed CIP will include a schedule for regular inspections of the District’s facilities, including the District’s water plants and WWTP. Discussion ensued.

After review and discussion, Director Stubblefield moved to (1) approve the operator’s report; (2) approve the CCR and authorize it to be distributed to the District’s residents and filed with the TCEQ; and (3) authorize MDS to turn over one account in the amount of \$301.53, deemed to be uncollectible, to a collection agency. Director Bridges seconded the motion, which passed by unanimous vote.

HEARING ON TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS AND AUTHORIZE TERMINATION OF SERVICE

The Board conducted a hearing on the termination of utility service. Mr. Browne presented a list of delinquent customers and reported that the residents on the termination

list were mailed written notice prior to this meeting in accordance with the District's Rate Order, notifying them of the opportunity to appear before the Board of Directors to explain, contest, or correct the utility service bill and to show reason why utility service should not be terminated for reason of nonpayment. Following review and discussion, Director Stubblefield moved that, because the customers on the termination list were neither present at the meeting nor had presented any statement on the matter, utility service should be terminated in accordance with the procedures set forth in the District's Rate Order, and the delinquent customer list should be filed appropriately and retained in the District's official records. Director Bridges seconded the motion, which passed by unanimous vote.

GARBAGE AND RECYCLING SERVICE MATTERS

Ms. Leighton discussed garbage and recycling matters with the Board.

NORTH FORT BEND WATER AUTHORITY ("NFBWA") MATTERS

Mr. Carpenter updated the Board on NFBWA matters and discussed the District's participation in the Water Provider Conservation Program.

Discussion ensued regarding the W.I.S.E. Guys Program which provides evaluations of residential irrigation systems for the District's customers.

DEVELOPMENT IN THE DISTRICT

There was no discussion on this matter.

ENGINEERING MATTERS

Mr. Montes presented the engineer's report, a copy of which is attached, including the projects specifically addressed as follows:

WATER PLANT NO. 2 EXPANSION NO. 1

Mr. Montes gave an update on construction of the Water Plant No. 2 Expansion No. 1 project and stated construction is 65% complete.

WATER, SANITARY SEWER, AND STORM SEWER FACILITIES TO SERVE LIGHT HAVEN AT DISTRICT WEST

Mr. Montes gave an update on construction of the water, sanitary sewer, and storm sewer facilities to serve the Light Haven at District West development in the District and stated that the project is complete and final inspection of the project by the TCEQ and Fort Bend County is complete.

WESTPARK LAKES DETENTION POND REHABILITATION

Mr. Montes gave an update on construction of the Westpark Lakes Detention Pond Rehabilitation project and stated construction is complete. Mr. Montes recommended that the Board approve Change Order No. 4 to the contract with Champions, resulting in a decrease to the contract in the amount of \$83,000.00 for quantity adjustments. After discussion, and based on the engineer's recommendation, the Board determined that Change Order No. 4 is beneficial to the District. He then recommended that the Board approve Pay Estimate No. 8 and Final in the amount of \$53,739.60 to Champions and acceptance of the project.

PARKWAY LAKES, SECTION 1, RESERVE K POND REPAIR

Mr. Gehringer gave a report on the identification and evaluation of repair options for the concrete edge of the Parkway Lakes, Section 1, Reserve K pond. He reported that R.G. Miller engaged a landscape architect to identify and evaluate options for repair and/or enhancement of District lakes and detention ponds, including the evaluation of lake edge treatment, vegetation, and trail connectivity, and presented a Detention Master Plan for the District, a copy of which is attached. Discussion ensued.

SUB-REGIONAL DETENTION BASIN, STORM SEWER OUTFALL AND JUNCTION BOX AND WATERLINE PROJECT

Mr. Montes gave a report on design of the Sub-Regional Detention Basin, Storm Sewer Outfall and Junction Box and Waterline project.

FORT BEND COUNTY BELLAIRE BOULEVARD RIGHT TURN LANE PROJECT

Mr. Montes gave an update on design of the right turn lanes on Bellaire Boulevard to be installed by Fort Bend County and noted that ABHR is negotiating one remaining easement needed for the project with Sam's Club.

DEEDS, EASEMENTS, APPRAISALS, CONSENTS TO ENCROACHMENT, ENCROACHMENT AGREEMENTS, ASSIGNMENT OF CAPACITY, REQUESTS FOR SERVICE, UTILITY CONVEYANCES, OUT-OF-DISTRICT SERVICE AGREEMENTS, UTILITY COMMITMENT LETTERS, PHASE I INSPECTIONS, AND CONVEYANCES OF DISTRICT PROPERTY

Mr. Montes discussed a Utility Commitment Letter for 30 equivalent single-family sanitary sewer and water connections ("ESFC") and 1 irrigation connection for a proposed McIntyre's sports bar. He noted that no taps will be

issued for the development until after the Water Plant No. 2 Expansion No. 1 project is complete.

Mr. Montes then discussed amending the Utility Commitment Letter for the proposed Kroozin Car Wash development to increase the number of ESFCs to 58, noting similar restrictions on taps until after the Water Plant No. 2 Expansion No. 1 project is complete.

Mr. Montes also discussed a storm sewer easement (0.3427 acre) necessary for the proposed Richmond Community Center development in the District.

CAPITAL IMPROVEMENT PLAN

Mr. Montes gave an update on preparation of a CIP for the District and reported that R.G. Miller scheduled a meeting with MDS to allow MDS to provide input for the proposed CIP.

After review and discussion, based on the engineer's recommendation, Director Bridges moved to (1) approve the engineer's report; (2) approve Change Order No. 4, resulting in a decrease to the contract in the amount of \$83,000.00, to the contract with Champions for construction of the Westpark Lakes Detention Pond Rehabilitation project, based on the Board's finding that the change order is beneficial to the District; (3) approve Pay Estimate No. 8 and Final in the amount of \$53,739.60 to Champions for construction of the Westpark Lakes Detention Pond Rehabilitation project and accept the project; (4) approve the Utility Commitment Letter for the proposed McIntyre's sports bar, subject to final review, and direct that it be filed appropriately and retained in the District's official records; (5) approve the amended Utility Commitment Letter for the proposed Kroozin Car Wash development, as discussed, and direct that it be filed appropriately and retained in the District's official records; and (6) accept and authorize execution of the storm sewer easement (0.3427 acre) and direct that the easement be filed appropriately and retained in the District's official records. Director Stubblefield seconded the motion, which passed unanimously.

STORM WATER PERMITTING MATTERS

There was no discussion on this matter.

GEOGRAPHIC INFORMATION SYSTEM ("GIS") MATTERS

There was no discussion on this matter.

REPORT ON MAINTENANCE OF DISTRICT DETENTION PONDS AND FACILITY SITES

The Board reviewed a report on maintenance of the District's detention ponds and facility sites prepared Champions, a copy of which is attached.

DISTRICT WEBSITE MATTERS

There was no discussion on this matter.

DISTRICT SECURITY MATTERS

Director Mathews provided an update on installation of security cameras for the District's water plant and WWTP facilities. The Board discussed posting appropriate "No Trespassing" signs on the fences at the District's water plant and WWTP facilities, as well as lift station sites.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, SECTION 551.076, AND SECTION 551.087 TEXAS GOVERNMENT CODE

The Board did not convene in Executive Session.

DIRECTOR MATTERS

ACCEPT RESIGNATION OF DIRECTOR LEWIS

Director Lewis submitted a letter of resignation to the District, in light of his anticipated appointment to the Board of the NFBWA. Following review and discussion, Director Mathews made a motion to accept the resignation of Craig Lewis and direct that the letter of resignation be filed in the District's official records. Director Bridges seconded the motion, which passed unanimously.

Discussion ensued regarding Mr. Lewis's longstanding, notable contributions to the District.

ADOPT RESOLUTION COMMENDING CRAIG LEWIS FOR SERVICE TO THE DISTRICT

The Board then reviewed a Resolution Commending Craig Lewis for Service to the District. Following review and discussion, Director Stubblefield moved to adopt the Resolution Commending Craig Lewis for Service to the District and direct that it be filed appropriately and retained in the District's official records. Director Bridges seconded the motion, which passed by unanimously.

REORGANIZATION OF THE BOARD AND EXECUTION OF DISTRICT
REGISTRATION FORM

The Board discussed appointing Director Bridges as President and making no changes to the remaining Board positions.

The Board then considered authorizing the filing of an updated District Registration Form with the TCEQ reflecting the vacancy and reorganization of the Board.

After review and discussion, Director Mathews moved to appoint Director Bridges as President and authorize filing of the updated District Registration Form with the TCEQ. Director Vitello seconded the motion, which passed by unanimously.

There being no further business to come before the Board, the meeting was adjourned.

(SEAL)



Paula Vitello
Secretary, Board of Directors

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