

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50

June 5, 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 5th day of June, 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:

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

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

Also present at the meeting were: District residents Sandy Lewis and Pete Lajoie; Craig Lewis of the North Fort Bend Water Authority ("NFBWA"); Alex Flores of Tax Tech, Inc.; Roshell Arterburn of District Data Services, Inc.; Calvin Browne of Municipal District Services, LLC ("MDS"); Marco Montes of R.G. Miller Engineers, Inc. ("R.G. Miller"); Phil Halbert of Champions Hydro-Lawn, Inc. ("Champions"); and Christina Miller, Aaron Carpenter, and Cheryl Panozzo of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Mr. Carpenter reported that the District received additional correspondence from a resident of the Grand Trails neighborhood regarding District garbage and recycling service matters.

Director Bridges reported that the District received correspondence from several District residents requesting that the District remove an alligator from Westpark Lakes Pond A and stated that Champions had coordinated removal of the alligator. Following discussion, the Board concurred to direct any future residents requesting that the District remove an alligator from District facilities to the Texas Parks and Wildlife Department.

2024 DIRECTORS ELECTION, INCLUDING APPROVE AND DISTRIBUTE CERTIFICATES OF ELECTION, APPROVE DIRECTORS' SWORN STATEMENTS, BONDS, AND OATHS OF OFFICE

The Board considered approving a Certificate of Election, reflecting the election of Paula Vitello to the Board of Directors of the District for a new four-year term. After review and discussion, Director Mathews moved to approve the Certificate of Election and the distribution of same to Director Vitello and direct that the Certificate be filed appropriately and retained in the District's official records. Director Vitello seconded the motion, which passed unanimously.

Mr. Carpenter reviewed the Sworn Statement and Oath of Office for Director Vitello. After review and discussion, Director Mathews moved to approve the Sworn Statement and Oath of Office and direct that the documents be filed appropriately and retained in the District's official records, and that the Oath of Office be filed with the Secretary of State as required by law. Director Vitello seconded the motion, which passed unanimously.

APPOINTMENT OF NEW DIRECTOR

APPOINT NEW DIRECTOR

The Board considered appointing Sandy Lewis to fill the vacancy on the Board. Following discussion, Director Vitello moved to appoint Sandy Lewis to fill the vacancy on the Board with a term ending May 6, 2028. Director Mathews seconded the motion, which passed unanimously.

SWORN STATEMENT, OFFICIAL BOND, AND OATH OF OFFICE OF NEW DIRECTOR

The Board considered approving the Sworn Statement, Oath of Office, and Official Bond of Ms. Lewis for her appointment to the Board. After review and discussion, Director Vitello moved to accept the Sworn Statement, Oath of Office, and Official Bond of Director Lewis and direct that these documents be filed appropriately and retained in the District's official records. Director Mathews seconded the motion, which passed unanimously.

REORGANIZATION OF THE BOARD AND EXECUTION OF DISTRICT REGISTRATION FORM

The Board considered reorganizing the Board of Directors. Following discussion, Director Mathews moved to reorganize the Board as follows:

Leon Bridges
Ken Mathews

President
Vice President

Paula Vitello
Sandy Lewis
Reginald Stubblefield

Secretary
Assistant Secretary
Assistant Vice President

Director Vitello seconded the motion, which passed unanimously.

The Board then considered authorizing the filing of an updated District Registration Form with the Texas Commission on Environmental Quality ("TCEQ") reflecting the appointment and reorganization of the Board. After review and discussion, Director Mathews moved to authorize filing of the updated District Registration Form with the TCEQ. Director Vitello seconded the motion, which passed unanimously.

CONFLICT OF INTEREST DISCLOSURE REQUIRED UNDER CHAPTER 176 OF THE TEXAS LOCAL GOVERNMENT CODE, INCLUDING REVIEW OF DISCLOSURE FORMS ADOPTED BY THE TEXAS ETHICS COMMISSION AND LIST OF LOCAL GOVERNMENT OFFICERS

Mr. Carpenter reviewed a Memorandum from ABHR regarding conflict of interest disclosure required under Chapter 176 of the Texas Local Government Code and disclosure forms adopted by the Texas Ethics Commission, a copy of which is attached. He also reviewed the List of Local Government Officers required under Chapter 176 of the Texas Local Government Code. After review and discussion, Director Mathews moved to approve and authorize execution of the list of Local Government Officers and direct that the list be filed appropriately and retained in the District's official records. Director Vitello seconded the motion, which passed unanimously.

OPEN MEETINGS ACT AND PUBLIC INFORMATION ACT TRAINING REQUIREMENTS

Mr. Carpenter discussed the Texas Public Information Act ("TPIA") and noted that the Texas Legislature has made it explicit that officers and employees of governmental entities are temporary custodians of public information. Mr. Carpenter distributed a memorandum regarding Texas Open Meetings Act ("TOMA") and TPIA training requirements, noted that all Directors have previously completed TOMA training, and encouraged the Board to receive TPIA training as soon as possible and forward their certificate of completion to ABHR for inclusion in the District's permanent records.

MINUTES

The Board reviewed the minutes of the regular meeting held on May 1, 2024. After review and discussion, Director Bridges moved to approve the minutes of the

regular meeting held on May 1, 2024, as submitted. Director Mathews 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 98.26% of the 2023 tax levy had been collected as of May 31, 2024. Mr. Flores requested that an item be added to the agenda for the next Board meeting for an amendment to the contract with Tax Tech, Inc. for assessment and collection of District taxes. 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 Bridges seconded the motion, which passed by unanimous vote.

AUTHORIZE DELINQUENT TAX ATTORNEY TO PROCEED WITH COLLECTION OF DELINQUENT TAXES

After discussion, Director Mathews moved to authorize the delinquent tax attorney to proceed with the collection of 2023 real property delinquent taxes as of July 1, 2024. Director Bridges 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 Vitello moved to approve the bookkeeper's report, investment report, and payment of the bills listed in the report. Director Mathews seconded the motion, which passed by unanimous vote.

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 99.6% and reported on maintenance performed at the District's facilities. Mr. Browne provided an update on smart meters in the District and stated he anticipates that the installation of smart meters will be complete in August 2024.

Mr. Browne discussed a request from the Board that a representative from MDS be on site at the District's Water Plant No. 1 and Wastewater Treatment Plant ("WWTP") sites (the "Sites") whenever a vendor who is not an MDS employee visits the Sites. Discussion ensued regarding providing subcontractors to MDS who perform routine operations for the District with their own unique security access code to the Sites. Following discussion, the Board directed Mr. Browne to prepare a list of vendors who will be provided their own unique security code for access to the Sites without the requirement of being escorted by an MDS employee and to implement the unique security code Site access as soon as practicable.

After review and discussion, Director Mathews moved to (1) approve the operator's report; and (2) authorize MDS to turn over one account in the amount of \$303.97, deemed to be uncollectible, to a collection agency. Director Vitello seconded the motion, which passed unanimously.

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 Mathews 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 Vitello seconded the motion, which passed unanimously.

GARBAGE AND RECYCLING SERVICE MATTERS

There was no discussion on this matter.

NFBWA MATTERS

Mr. Carpenter updated the Board on NFBWA matters and discussed the District's participation in the Water Provider Conservation Program. He discussed appointing a Director to fill the vacancy on the District's Water Conservation Committee for the 2024 Program. Following discussion, Director Vitello moved to appoint Director Bridges and Director Mathews to the District's Water Conservation Committee for the 2024 Program. Director Mathews seconded the motion, which passed by unanimous vote.

Ms. Miller discussed a new NFBWA pilot program developed specifically for homeowners' associations.

DEVELOPMENT IN THE DISTRICT

Director Mathews reported he believes that Creative Loop, LLC sold the anticipated car wash development located at the northeast corner of Parkway Lakes Boulevard and Bellaire Boulevard and the car wash is expected to operate with the name of Orca Car Wash.

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. He recommended that the Board approve Pay Estimate No. 4 in the amount of \$42,003.00 to Alsay Incorporated ("Alsay").

Mr. Montes also gave an update on remediation efforts related to the recent Water Plant No. 2 diesel spill pursuant to the implementation of the District's Stormwater Management Program.

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. He stated BGE, Inc. recommends that the Board approve Pay Estimate No. 4 in the amount of \$172,901.33 to R Construction Civil, LLC ("R Construction") for construction of the water, sanitary sewer, and storm sewer facilities to serve the Light Haven at District West development in the District.

PARKWAY LAKES, SECTION 1, RESERVE K POND REPAIR

Mr. Montes gave a report on the identification and evaluation of repair options for the concrete edge of the Parkway Lakes, Section 1, Reserve K pond.

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 the District 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 reviewed a No Objection Letter that R.G. Miller issued for the Peek Road Retail Building design plans, a copy of which is attached to the engineer's report.

Mr. Montes reported that the District received a request for water and sanitary sewer capacity in the amount of 6 equivalent single family residential connections ("ESFCs") for the proposed Grand Park Professional Phase III.

CAPITAL IMPROVEMENT PLAN ("CIP")

Mr. Montes reviewed a proposed CIP for the District, a copy of which is attached to the engineer's report. Following review and discussion, the Board requested that R.G. Miller present proposals for the Facility Inspections listed in the proposed CIP for the District next month.

Ms. Miller requested that R.G. Miller provide AHBR with a copy of the spreadsheet of sewage treatment and water plant capacity commitments that R.G. Miller is maintaining for the District.

After review and discussion, based on the engineer's recommendation, Director Mathews moved to (1) approve the engineer's report; (2) approve Pay Estimate No. 4 in the amount of \$42,003.00 to Alsay for construction of the Water Plant No. 2 Expansion No. 1 project; (3) approve Pay Estimate No. 4 in the amount of \$172,901.33 to R Construction for construction of the water, sanitary sewer, and storm sewer facilities to serve the Light Haven at District West development; and (4) authorize ABHR to prepare a Utility Commitment Letter Agreement for the proposed Grand Park Professional Phase III, contingent upon completion of the Water Plant No. 2 Expansion No. 1 project. Director Bridges 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.

REQUEST FROM WESTHEIMER PARKWAY LAKES HOMEOWNER ASSOCIATION FOR CONTRIBUTION FOR TREE TRIMMING

The Board concurred to defer this matter to a future Board meeting.

REPORT ON MAINTENANCE OF DISTRICT DETENTION PONDS AND FACILITY SITES

Mr. Halbert reviewed a report on maintenance of the District’s detention ponds and facility sites prepared Champions, a copy of which is attached. He discussed tree and fence debris disposed of onto District property by the property owner located at 6803 Misty Morning Trace. Following review and discussion, Director Vitello moved to (1) accept the report from Champions; and (2) authorize ABHR to send a letter to the property owner located at 6803 Misty Morning Trace requesting that they remove the tree and fence debris from the District’s property. Director Bridges seconded the motion, which passed unanimously.

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.

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.

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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