

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50

December 4, 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 4th day of December, 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
Ken Mathews	Vice President
Paula Vitello	Secretary
Sandy Lewis	Assistant Secretary
Reginald Stubblefield	Assistant Vice President

and all of the above were present except Directors Mathews and Stubblefield, thus constituting a quorum. Director Mathews (who did not participate in voting) attended the meeting via teleconference.

Also present at the meeting were: Corey Ferguson of Parkway Lakes Development, Inc.; Drake Dominy of Pelican Builders; Craig Lewis of the North Fort Bend Water Authority ("NFBWA") and District resident; Alex Flores of Tax Tech, Inc.; Roshell Arterburn and Vanessa Pedroza of District Data Services, Inc.; Calvin Browne of Municipal District Services, LLC ("MDS"); Phil Halbert and Drew Anderson of Storm Water Solutions, LLC ("SWS"); Andy Mersmann of BGE, Inc. ("BGE"); Loren Morales of Rathmann & Associates, L.P.; Mark Eyring of Mark C. Eyring, CPA, PLLC; and Aaron Carpenter and Cheryl Panozzo of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Mr. Lewis stated that a resident of the Lost Creek subdivision requested that the District increase the mowing frequency of the District park facility located in the subdivision.

MINUTES

The Board reviewed the minutes of the regular meeting held on November 6, 2024. After review and discussion, Director Vitello moved to approve the minutes of the regular meeting held on November 6, 2024, as submitted. Director Lewis seconded the motion, which passed by unanimous vote.

AUDIT FOR FISCAL YEAR ENDED SEPTEMBER 30, 2024

Mr. Eyring reviewed the District's audit for the fiscal year ended September 30, 2024. After review and discussion, Director Vitello moved to approve the audit, subject to final director and consultant review, authorize filing of the audit with the Texas Commission on Environmental Quality ("TCEQ"), and direct that the audit be filed appropriately and retained in the District's official records. Director Lewis seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Mr. Flores reviewed the tax assessor/collector's report, a copy of which is attached. After review and discussion, Director Vitello moved to approve the tax assessor/collector's report and payment of the bills listed in the report. Director Lewis seconded the motion, which passed by unanimous vote.

RESOLUTION VOTING FOR DIRECTOR FOR BOARD OF DIRECTOR ELECTION FOR FORT BEND CENTRAL APPRAISAL DISTRICT

The Board reviewed a ballot for voting for a director for the Board of Director election for Fort Bend Central Appraisal District. After review and discussion, Director Vitello moved to adopt a Resolution Voting for Director for Board of Director Election for Fort Bend Central Appraisal District reflecting 15 votes in favor of Michael D. Rozell and direct that the Resolution be filed appropriately and retained in the District's official records. Director Lewis seconded the motion, which passed unanimously.

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 Bridges seconded the motion, which passed by unanimous vote.

TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR ASSOCIATION OF WATER BOARD DIRECTORS WINTER CONFERENCE

The Board discussed the upcoming Association of Water Board Directors winter conference to be held January 17 and 18, 2024. After discussion, the Board concurred to authorize directors attending the conference up to three per diems, two nights' hotel accommodations, mileage, and reimbursement of any meals not sponsored by the conference.

AMENDMENT TO RECREATIONAL FACILITIES AGREEMENT WITH WESTHEIMER PARKWAY LAKES ASSOCIATION, INC.

Mr. Carpenter provided an update on an amendment to the Recreational Facilities Agreement with Westheimer Parkway Lakes Association, Inc.

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 98.2% and reported on maintenance performed at the District's facilities.

Mr. Browne gave an update on the infrastructure survey of sanitary and storm sewer manholes and water valves in the District.

Mr. Browne reported that MDS coordinated with BGE regarding available water connections and it was determined that sufficient water connections are currently available for temporary assignment to Pelican Builders in the amount of 30 ESFC and to Kroozin Car Wash in the amount of 58 ESFC, expiring upon the Water Plant No. 2 Expansion No. 1 project completion.

After review and discussion, Director Vitello moved to (1) approve the operator's report; and (2) authorize MDS to turn over six accounts in the total amount of \$1,024.43, deemed to be uncollectible, to a collection agency. Director Lewis 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 Vitello 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 Lewis 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.

DEVELOPMENT IN THE DISTRICT

Mr. Ferguson provided an update on development in the District. He reported he anticipates that funds for construction of the water, sanitary sewer, and drainage facilities to serve District West pursuant to the Letter Agreement between the District and D-W North Tract, LLC will be escrowed in approximately two weeks.

ENGINEERING MATTERS

Mr. Mersmann 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. Mersmann gave an update on construction of the Water Plant No. 2 Expansion No. 1 project and stated R.G. Miller reported that (1) the well acceptance package has been submitted to the TCEQ and they anticipate that a response/approval of the well completion documents will be received from the TCEQ next week; and (2) the contractor estimates that the project will be complete by mid-January 2025.

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

Mr. Mersmann gave an update on construction of the Sub-Regional Detention Basin, Storm Sewer Outfall and Junction Box and Waterline project for the outfall from the proposed junction box to the Sub-Regional Detention Basin. He reported that a cost-sharing letter agreement with Fort Bend County (the "County") for construction of the project and necessary easements for the project are being coordinated.

WATER, SANITARY SEWER, AND DRAINAGE FACILITIES TO SERVE PACIFIC PEEK, LTD. (DISTRICT WEST MIXED USE DEVELOPMENT)

Mr. Mersmann gave an update on construction of the water, sanitary sewer, and drainage facilities to serve District West and reported that the contractor has mobilized on site.

GENERATORS AT DISTRICT LIFT STATIONS

Mr. Mersmann gave an update on the installation of generators at District lift stations and stated that BGE, Inc. will meet with MDS next month to plan the installation of generators during 2025 and to prepare a related cost analysis for presentation to the Board at a future Board meeting.

FORT BEND COUNTY BELLAIRE BOULEVARD RIGHT TURN LANE PROJECT

Mr. Mersmann gave an update on design of the right turn lanes on Bellaire Boulevard to be installed by the County and reported that the County is working with utility companies to relocate existing utility lines.

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. Mersmann reviewed letters that BGE sent on behalf of the District, copies of which are attached to the engineer's report, regarding interim water capacity commitments for the Pelican Builders and Kroozin Car Wash developments in the District until the Water Plant No. 2 Expansion No. 1 project is complete.

EMERGENCY PREPAREDNESS PLAN

Mr. Mersmann gave a report on preparation of the necessary update to the District's Emergency Preparedness Plan and stated that BGE is working to submit the update to the TCEQ by the end of the week.

After review and discussion, Director Vitello moved to approve the engineer's report. Director Lewis seconded the motion, which passed unanimously.

STORM WATER PERMITTING MATTERS

There was no discussion on this matter.

GEOGRAPHIC INFORMATION SYSTEM MATTERS

There was no discussion on this matter.

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 by SWS, a copy of which is attached. He discussed fence debris located on District property behind the following residential properties: (1) 6927 Misty Morning Trace; (2) 7015 Misty Morning Trace; (3) 7314 Coldstone Creek Court; and (4) 7126 Still Haven Drive.

Mr. Halbert then presented an Amendment to Service Contract between the District and SWS to authorize SWS to conduct the following services on an as needed basis: (1) repairs necessary to maintain security systems, drainage systems, and irrigation systems in an amount not to exceed \$3,000 per occurrence; and (2) removal and disposal of dead or fallen tree limbs and other tree related debris in an amount not to exceed \$1,200 per occurrence.

Following review and discussion, Director Lewis moved to (1) authorize ABHR to send letters to the property owners located at 6927 Misty Morning Trace, 7015 Misty Morning Trace, 7314 Coldstone Creek Court, and 7126 Still Haven Drive requesting that they remove the fence debris from the District's property; and (2) approve the Amendment to Service Contract between the District and SWS, subject to review. Director Vitello seconded the motion, which passed unanimously.

DISTRICT WEBSITE MATTERS

There was no discussion on this matter.

DISTRICT SECURITY MATTERS

There was no discussion on this matter.

REVIEW AND UPDATE EMINENT DOMAIN REPORT TO THE TEXAS COMPTROLLER

Mr. Carpenter reported that ABHR has filed the District's Eminent Domain Authority Annual Report with the Comptroller of the State of Texas.

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)



Rebecca Little
Secretary, Board of Directors

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