

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50

January 6, 2025

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 6th day of January, 2025, 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 Director Stubblefield, thus constituting a quorum.

Also present at the meeting were: Drake Dominy of Pelican Builders; Craig Lewis of the North Fort Bend Water Authority ("NFBWA") and District resident; Alex Flores of Tax Tech, Inc.; Lynnette Tujague of District Data Services, Inc.; Calvin Browne of Municipal District Services, LLC ("MDS"); Phil Halbert of Storm Water Solutions, LLC ("SWS"); Andrew Paderanga of BGE, Inc. ("BGE"); and Aaron Carpenter and Cheryl Panozzo of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Mr. Lewis provided a report regarding necessary landscaping maintenance and fence repair at the Shops at Bella Terra within the District. Following discussion, the Board directed ABHR to send a letter to MRLP Retail Partners, Ltd. regarding the necessary fence repair and their maintenance obligations pursuant to the Economic Development Agreement with the District for the Shops at Bella Terra.

Mr. Dominy inquired regarding submittal of a summary of costs incurred by Pelican Builders for development in the District that are eligible for reimbursement by the District.

MINUTES

The Board reviewed the minutes of the regular meeting held on December 4, 2024. After review and discussion, Director Mathews moved to approve the minutes of

the regular meeting held on December 4, 2024, as submitted. Director Vitello 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 11.06% of the 2024 tax levy had been collected as of December 31, 2024. 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.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Tujague presented the bookkeeper's report, including the investment report, a copy of which is attached, and submitted the District's bills for payment.

Mr. Carpenter stated that in accordance with the District's Investment Policy, Ms. Austin, as the bookkeeper and an Investment Officer, and Stephanie Viator, as an Investment Officer, are required to execute disclosure statements that disclose any relationships with banks and brokers who seek to sell investments to the District. He added that the disclosure statements will be filed with the Texas Ethics Commission.

After review and discussion, Director Mathews moved to (1) approve the bookkeeper's report, investment report, and payment of the bills listed in the report; and (2) accept the disclosure statements pursuant to the District's Investment Policy and the Public Funds Investment Act and direct that the statements be filed appropriately and retained in the District's official records. Director Vitello seconded the motion, which passed by unanimous vote.

ANNUAL REPORT REGARDING POST-ISSUANCE COMPLIANCE POLICY

Mr. Carpenter reported on the District's compliance activities during the prior calendar year related to bond financings. He stated that no corrective action is required at this time.

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

There was no discussion on this matter.

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 92.5% 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.

In response to an inquiry by Director Bridges, Mr. Browne stated that MDS will distribute information on the EyeOnWater app to smart meter users in the District after installation of all smart meters is complete.

After review and discussion, Director Vitello moved to (1) approve the operator's report; and (2) authorize MDS to turn over three accounts in the total amount of \$814.76, deemed to be uncollectible, to a collection agency. Director Mathews 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 Mathews seconded the motion, which passed unanimously.

GARBAGE AND RECYCLING SERVICE MATTERS

Mr. Carpenter reported that the District received additional correspondence from a resident of the Grand Trails neighborhood regarding the District's trash and recycling services provided by Best Trash.

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. Carpenter discussed the District designating certain land previously annexed into the District as Defined Area No. 1 and the process for calling a Defined Area No. 1 bond and operation and maintenance tax elections for a 2025 uniform election date.

The Board discussed development in the District.

ENGINEERING MATTERS

Mr. Paderanga 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. Paderanga gave an update on construction of the Water Plant No. 2 Expansion No. 1 project and stated R.G. Miller Engineers, Inc. ("R.G. Miller") reported that (1) approval from the Texas Commission on Environmental Quality ("TCEQ") of the well completion documents was received on December 10, 2024; 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. Paderanga 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. Paderanga gave an update on construction of the water, sanitary sewer, and drainage facilities to serve District West and reported that the contractor will mobilize on site after funds for construction of the project have been escrowed with the District pursuant to the Letter Agreement between the District and D-W North Tract, LLC.

GENERATORS AT DISTRICT LIFT STATIONS

Mr. Paderanga 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. Paderanga 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

Discussion ensued regarding anticipated assignment of additional water connections for development in the District by Pelican Builders.

CAPITAL IMPROVEMENT PLAN

Mr. Paderanga reported that the Capital Improvement Plan prepared by R.G. Miller is being reviewed by BGE and MDS.

EMERGENCY PREPAREDNESS PLAN

Mr. Paderanga gave a report on preparation of the necessary update to the District's Emergency Preparedness Plan and stated that BGE is gathering the required information requested by the TCEQ for submittal of the plan.

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

OPERATION OF DISTRICT FACILITIES (Continued)

The Board discussed removal of the material that remains at the District's abandoned interim Wastewater Treatment Plant site. Following discussion, the Board directed MDS to determine the costs associated with hauling away the remaining material.

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 reported that fence debris located on District property behind 7314 Coldstone Creek Court has not yet been removed.

Mr. Halbert reported that the Westpark Lakes Pond B retaining wall is in need of repair. Following discussion, the Board concurred to authorize BGE and SWS to investigate the retaining wall and present a repair recommendation to the Board next month. Mr. Carpenter directed SWS to notify ABHR if an emergency condition of the Westpark Lakes Pond B retaining wall evolves.

Mr. Halbert presented a revised Amendment to Service Contract between the District and SWS to authorize SWS to conduct the following services on an as needed basis in an amount not to exceed \$2,500 per occurrence : (1) repairs necessary to maintain irrigation systems; (2) repairs necessary to maintain Westpark Lakes Pond A & B, including plant material; (3) repairs necessary to maintain drainage systems; (4) removal and disposal of dead or fallen trees, limbs and other tree related debris; and (5) removal and disposal of trash, debris and miscellaneous items. Following review and discussion, Director Mathews moved to approve the Amendment to Service Contract between the District and SWS as revised and subject to review. Director Lewis seconded the motion, which passed unanimously.

DISTRICT WEBSITE MATTERS

There was no discussion on this matter.

DISTRICT SECURITY MATTERS

Director Mathews reported that the installation of security cameras for the District's water plant and wastewater treatment plant facilities is complete. He then provided an update on the proposal to implement unique security code access at the District's water plant and wastewater treatment plant sites and noted the proposal will be presented for Board approval at a future meeting and before the unique security code access system is implemented.

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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