

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50

February 5, 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 5th day of February, 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, thus constituting a quorum.

Also present at the meeting were: Bobby Ferguson and Corey Ferguson of Parkway Lakes Development, Inc.; Drake Dominy of Pelican Builders; David Colunga of Taylor Morrison; 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 and Justin Klump of Storm Water Solutions, LLC ("SWS"); Andy Mersmann of BGE, Inc. ("BGE"); Christie Leighton of Best Trash, LLC; and Aaron Carpenter and Cheryl Panozzo of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no comments from the public.

MINUTES

The Board reviewed the minutes of the regular meeting held on January 6, 2025. After review and discussion, Director Vitello moved to approve the minutes of the regular meeting held on January 6, 2025, 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 57.85% of the 2024 tax levy had been collected as of January 31, 2025. 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 Matthews seconded the motion, which passed by unanimous vote.

ADOPT RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

Following discussion, the Board concurred to adopt a Resolution Concerning Exemptions from Taxation at the March meeting. The Board requested that the District's Financial Advisor provide a tax exemption analysis for the 2025 tax year at the March Board meeting.

ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") WINTER CONFERENCE, APPROVE REIMBURSEMENT OF ELIGIBLE EXPENSES, AND AUTHORIZE ATTENDANCE AT SUMMER CONFERENCE

The Board discussed the AWBD winter conference. Ms. Tujague noted the expenses submitted by Directors in attendance were in compliance with the District's travel guidelines. After discussion, Director Stubblefield moved to approve reimbursement of eligible expenses from the winter conference and authorize all interested Directors to attend the AWBD summer conference. Director Lewis seconded the motion, which passed unanimously.

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. 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 Stubblefield seconded the motion, which passed by unanimous vote.

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 97.8% 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 the pump controller at Lift Station No. 3 needs to be replaced and stated that the cost for NTS to purchase and install a new Miltronics 200 pump controller and transducer at Lift Station No. 3 is \$6,750.00.

Discussion ensued regarding debris, including oil cans and filter, disposed of at a District storm sewer inlet.

Mr. Browne discussed the District's participation in the Water Smart Program and submittal of a Water Smart application. He noted that MDS will prepare and submit the District's Water Smart application.

After review and discussion, Director Mathews moved to (1) approve the operator's report; (2) authorize NTS to purchase and install a new Miltronics 200 pump controller and transducer at Lift Station No. 3 as a subcontractor to MDS at a cost \$6,750.00; (3) approve the District's participation in the Water Smart Program, authorize preparation and submittal of the Water Smart application, adopt a Resolution Approving Submittal of the Water Smart Application for Inclusion in the AWBD Water Smart Partners Program, and direct that the Resolution be filed appropriately and retained in the District's official records; and (4) authorize MDS to turn over four accounts in the total amount of \$1,038.59, deemed to be uncollectible, to a collection agency. Director Stubblefield 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 Stubblefield seconded the motion, which passed unanimously.

GARBAGE AND RECYCLING SERVICE MATTERS

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

RENEWAL OF DISTRICT'S INSURANCE POLICIES

Mr. Carpenter stated that the District's insurance policies placed through Brown & Brown Lone Star Insurance Services, Inc. ("Brown & Brown") will expire on April 9,

2025. Following discussion, the Board directed ABHR to obtain a proposal for renewal of the District's insurance policies from Brown & Brown.

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. Bobby Ferguson provided an update on development in the District and reviewed a proposed site plan for the District West development, a copy of which is attached.

Mr. Colunga gave an update on the proposed development of an approximately 191.3-acre (the "191.3-Acre Tract") single-family home community by Taylor Morrison, Inc. located at the southeast corner of Grand Parkway and Beechnut Street.

Mr. Carpenter discussed the District designating certain land previously annexed into the District, including the 191.3-Acre Tract, as Defined Area No. 1 and the process for calling Defined Area No. 1 bond and operation and maintenance tax elections (the "Elections") for a 2025 uniform election date. He stated that preliminary bond election cost summaries for water, sewer and drainage, road, and park bonds are needed before the District can call the Elections.

Mr. Dominy gave an update on the Light Haven District West development by Pelican.

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 Engineers, Inc. ("R.G. Miller") reported that the contractor estimates that the project will be complete by the end of February 2025. Following discussion, the Board requested that a representative from R.G. Miller either attend the next Board meeting to provide a report on the project or provide a detailed written report for presentation to the Board.

Mr. Mersmann presented Pay Estimate Nos. 8 and 9 in the amounts of \$278,100.00 and \$122,179.50, respectively, to Alsay Incorporated ("Alsay") and

recommended that the Board approve the pay estimates subject to approval from R.G. Miller.

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 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. He stated that a preconstruction meeting was held on January 30, 2025, and the Notice to Proceed for the project was issued for February 3, 2025.

WESTPARK LAKES POND B RETAINING WALL REPAIR

Mr. Mersmann reported that BGE will present a repair recommendation for the Westpark Lakes Pond B retaining wall and a repair cost estimate to the Board next month.

GENERATORS AT DISTRICT LIFT STATIONS

Mr. Mersmann gave an update on the installation of generators at District lift stations and stated that BGE is scheduled to meet with MDS on February 11, 2025, to coordinate regarding the generator installation process.

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

Discussion ensued regarding a request for interim sanitary sewer and water capacity commitments in the amount of 30 ESFC for the next phase of homes for the Pelican development in the District until the Water Plant No. 2 Expansion No. 1 project is complete. Following discussion, the Board directed BGE to determine whether sanitary sewer and water connections are currently available for temporary allocation to Pelican. Mr. Carpenter noted that the Board previously authorized the Board President to approve the temporary assignment of water supply capacity, if available, for the Pelican development in the District, to be effective upon determination of available water supply capacity by the District engineer until the Water Plant No. 2 Expansion No. 1 project is complete.

CAPITAL IMPROVEMENT PLAN

Mr. Mersmann reported that the Capital Improvement Plan prepared by R.G. Miller is being reviewed by BGE and MDS. He noted he anticipates that review of the plan will be complete before the next Board meeting.

EMERGENCY PREPAREDNESS PLAN

Mr. Mersmann gave a report on preparation of the necessary update to the District's Emergency Preparedness Plan and stated he anticipates that BGE will submit the updated plan to the Texas Commission on Environmental Quality (the "TCEQ") during the week of February 17, 2025.

BOND APPLICATION NO. 12

Discussion ensued regarding preparation of a bond application. The Board requested that BGE present a draft cost summary for bond application no. 12 at the March Board meeting.

Mr. Carpenter requested that in connection with the District's next bond issue, the Board authorize Tax Tech, Inc. to request a certificate of estimated value from the Fort Bend Central Appraisal District as of January 31, 2025.

After review and discussion, Director Mathews moved to (1) approve the engineer's report; (2) approve Pay Estimate Nos. 8 and 9 in the amounts of \$278,100.00 and \$122,179.50, respectively, to Alsay for construction of the Water Plant No. 2 Expansion No. 1 project subject to approval from R.G. Miller to pay the pay estimates; (3) authorize BGE to prepare bond application no. 12; and (4)

authorize Tax Tech, Inc. to request a certificate of estimated value from the Fort Bend Central Appraisal District as of January 31, 2025. Director Stubblefield seconded the motion, which passed unanimously.

STORM WATER PERMITTING MATTERS

Mr. Klump updated the Board on the District's Storm Water Management Plan ("SWMP"). He reviewed the District's Year 6 Annual Report for the Phase II MS4 SWMP pursuant to the General Permit TXR040000. Mr. Klump then began his training session with the Board. He also presented the attached public education outreach flyer (the "Flyer") in connection with the District's SWMP and requested approval from the Board to post the Flyer to the District's website.

Following review and discussion, Director Vitello moved to (1) approve the Annual Report for the Phase II MS4 Storm Water Management Plan, authorize SWS to file such Annual Report with the TCEQ, and direct that such Annual Report be filed appropriately and retained in the District's official records; and (2) authorize the District's website manager to post the Flyer to the District's website. Director Mathews seconded the motion, which passed unanimously.

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.

DISTRICT WEBSITE MATTERS

There was no discussion on this matter.

DISTRICT SECURITY MATTERS

There was no discussion on this matter.

ADOPT RESOLUTION DESIGNATING DEFINED AREA NO. 1 AND ADOPTING PROPOSED DESIGNATION PLAN, IMPROVEMENTS PLAN, AND TAXATION PLAN; ADOPT ORDER ADOPTING DESIGNATION PLAN, IMPROVEMENTS PLAN AND TAXATION PLAN RELATING TO DEFINED AREA NO. 1 WITHIN THE BOUNDARIES OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50; 2025 DEFINED AREA NO. 1 BOND ELECTIONS AND OPERATION AND MAINTENANCE TAX ELECTIONS

Following discussion, the Board concurred to defer these matters to a future Board meeting.

ADOPT RESOLUTION ADOPTING COVERED APPLICATIONS POLICY

Mr. Carpenter discussed legislation enacted by the Texas Legislature that requires all governmental entities to adopt a policy prohibiting the use of certain social media applications and services on government-owned or -leased devices. He stated that a model policy was developed by the Texas Departments of Public Safety and Information Resources for use by governmental entities. Mr. Carpenter reviewed the proposed Covered Applications Policy with the Board. After review and discussion, Director Bridges moved to adopt a Resolution Adopting Covered Applications Policy and direct that the Resolution be filed appropriately and retained in the District's official records. Director Lewis seconded the motion, which passed unanimously.

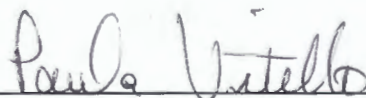
CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, SECTION 551.076, AND SECTION 551.087 TEXAS GOVERNMENT CODE

The Board did not convene in executive session.

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

(SEAL)




Secretary, Board of Directors

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