

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50

November 9, 2021

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 9th day of November, 2021, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, 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
Peter Lajoie	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: Esther Flores of Tax Tech, Inc. ("Tax Tech"); Jordan Williams of R.G. Miller Engineers, Inc. ("RG Miller"); Wendy Austin of District Data Services, Inc.; Calvin Browne of Municipal District Services, LLC ("MDS"); Phil Halbert of Champions Hydro-Lawn, Inc. ("Champions"); and Christina Miller, Aaron Carpenter, Jessica Holoubek and Cheryl Panozzo of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Ms. Miller reported that the hearing for the pending case involving Katy Dojo LLC and the District is set for November 18, 2021.

MINUTES

The Board reviewed the minutes of the regular meeting held on October 12, 2021. After review and discussion, Director Bridges moved to approve the minutes of the regular meeting held on October 12, 2021, as submitted. Director Mathews seconded the motion, which passed by unanimous vote.

DEVELOPMENT IN THE DISTRICT; 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

Ms. Holoubek discussed the development of the Cathexis Legacy Holdings, LP (“Cathexis”) tract with the Board. Ms. Miller then reviewed an Infrastructure Financing Agreement (the “Infrastructure Financing Agreement”) between the District and Cathexis and noted that the Development Financing Agreement with Cathexis that was approved by the Board in 2019 was never executed. She added that the Infrastructure Financing Agreement would replace the previously approved Development Financing Agreement in its entirety.

Ms. Miller then reviewed a revised Utility Commitment Letter to Lamar Consolidated Independent School District (the “ISD”) for a proposed elementary school in the District at the intersection of Peek Road and Beechnut Road. She stated the ISD requested that the Utility Commitment Letter approved by the Board last month be revised to include a statement indicating that the District would assume ownership of future public detention sites.

Following review and discussion, Director Stubblefield moved to (1) approve the Infrastructure Financing Agreement with Cathexis; (2) approve the revised Utility Commitment Letter to Lamar Consolidated Independent School District; and (3) direct that the Infrastructure Financing Agreement and the Utility Commitment Letter be filed appropriately and retained in the District’s official records. Director Bridges seconded the motion, which passed by unanimous vote.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Flores reviewed the tax assessor/collector’s report, a copy of which is attached.

The Board discussed adding a notice to the water bill to notify customers that they can contact Tax Tech if they do not receive a tax statement and to send tax payments to Tax Tech. The Board requested MDS include the notice on the next water bill.

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.

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 Lajoie 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 Bridges seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Austin 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 Stubblefield 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.

CONDUCT ANNUAL REVIEW OF INVESTMENT POLICY AND ADOPT RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY

The Board conducted an annual review of the District's Investment Policy. Ms. Miller reviewed a Resolution Regarding Annual Review of Investment Policy with the Board. The Board concurred that no changes were necessary to the current policy. Following review and discussion, Director Stubblefield moved to adopt a Resolution Regarding Annual Review of Investment Policy reflecting that no changes were made to the policy and direct that the Resolution be filed appropriately and retained in the District's official records. Director Lajoie seconded the motion, which passed by unanimous vote.

ADOPT RESOLUTION ESTABLISHING AUTHORIZED DEPOSITORY INSTITUTIONS AND ADOPTING LIST OF QUALIFIED BROKER/DEALERS WITH WHOM THE DISTRICT MAY ENGAGE IN INVESTMENT TRANSACTIONS

Ms. Miller reviewed a Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions. She stated that the District's bookkeeper has provided the District with an updated list of qualified broker/dealers with whom the District may engage in investment transactions. Following review and discussion, Director Stubblefield moved to adopt the Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Lajoie seconded the motion, which passed by unanimous vote.

GARBAGE AND RECYCLING SERVICE MATTERS

There was no discussion on this matter.

NORTH FORT BEND WATER AUTHORITY ("NFBWA") MATTERS

Ms. Miller updated the Board on NFBWA matters. She reported that RG Miller is preparing a package to submit to NFBWA, upon final completion of Water Plant No. 2, requesting reimbursement to the District for construction costs associated with extending a water line to the District's Water Plant No. 2 pursuant to the Water Supply Letter Agreement between the District and NFBWA.

Ms. Miller discussed the District's participation in the Larry's Toolbox Water Conservation Program (the "Program") and stated the District is anticipated to fulfill the Program requirements for the year 2021. She then discussed the 2022 NFBWA Water Provider Conservation Program, which will replace the current Program, and stated that, to participate in the 2022 NFBWA Water Provider Conservation Program, the District will need to submit an enrollment form to NFBWA by March 2022.

The Board then conducted a drawing for six rain barrels.

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 94.7% and reported on maintenance performed at the District's facilities.

Mr. Browne reported that the water the District provided via interconnect to Fort Bend County Municipal Utility District No. 133 ("FB MUD 133") during a repair at the FB MUD 133 water plant will be paid back to the District in kind.

Mr. Browne reviewed a letter the District received from the Texas Commission on Environmental Quality, a copy of which is included in the operator's report, regarding its inspection of the interim wastewater treatment plant.

Mr. Browne reported that the Smart Meters ordered by MDS for the District are on back order and he anticipates the Smart Meters will be delivered in January 2022. He noted that MDS is installing temporary meters in the Grand Trails development until the District's Smart Meters may be installed. Discussion ensued.

Mr. Browne reported that the RWA feeder at Water Plant No. 1 is in need of repair and requested authorization from the Board for CFI Services, Inc., to repair the RWA feeder at an expected cost of \$5,300.00.

After review and discussion, Director Mathews moved to (1) approve the operator's report; (2) authorize repair of the RWA feeder at Water Plant No. 1 in the amount of \$5,300.00; and (3) authorize MDS to turn over eight accounts in the total amount of \$1,405.36, deemed to be uncollectible, to a collection agency. Director Lajoie 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 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, and to authorize MDS to continue to set up payment plans with District customers on an as-needed basis until further notice. Director Lajoie seconded the motion, which passed by unanimous vote.

DEVELOPMENT IN THE DISTRICT (CONTINUED)

Ms. Miller reviewed a Development Financing Agreement between the District and Alliance Realty Partners, LLC ("Alliance"). Following review and discussion, Director Bridges moved to approve the Development Financing Agreement with Alliance and direct that it be filed appropriately and retained in the District's official records. Director Mathews seconded the motion, which passed unanimously.

Ms. Miller discussed a meeting scheduled for tomorrow with representatives of Parkway Lakes Development, Inc., regarding ongoing development matters within the District.

ENGINEERING MATTERS

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

PARK WESTHEIMER BOULEVARD EXTENSION AND DRAINAGE IMPROVEMENTS

Ms. Williams gave an update on construction of the Park Westheimer Boulevard extension and drainage improvements and stated construction is

complete.

PERMANENT WASTEWATER TREATMENT PLANT (“WWTP”) AND LIFT STATION, INCLUDING PROPOSALS FOR SECURITY SERVICES

Ms. Williams gave an update on construction of the permanent WWTP and lift station. She stated that construction is 99% complete and inspection of and transition to the permanent WWTP continues.

The Board discussed providing AUC Group, Inc., with written notification of termination of the Lease Agreement between the District and AUC Group, Inc.

WATER PLANT NO. 2

Ms. Williams gave an update on construction of Water Plant No. 2. She stated that construction is 99% complete and inspection of Water Plant No. 2 continues. She reported that an incorrect valve at the meter station was installed by NFBWA and needs to be replaced.

WATER, SEWER AND DRAINAGE FACILITIES TO SERVE GRAND TRAILS, SECTION 1

Ms. Williams gave an update on construction of the water, sewer, and drainage facilities to serve Grand Trails, Section 1 and stated construction is complete.

PAVING TO SERVE GRAND TRAILS, SECTION 1

Ms. Williams gave an update on construction of the paving to serve Grand Trails, Section 1 and stated construction is complete.

SUB-REGIONAL DETENTION PHASE III

Ms. Williams gave an update on design of the sub-regional detention phase III project.

DISTRICT EAST DETENTION FACILITIES PHASE II

Ms. Williams gave an update on construction of District East Detention Facilities Phase II. She reported no bids for the project were received for the scheduled bid opening on October 28, 2021, and requested the Board’s authorization to authorize solicitation of bids for construction of District East Detention Facilities Phase II.

TEXAS DEPARTMENT OF TRANSPORTATION ("TxDOT") DRAINAGE
DITCH IMPROVEMENTS PROJECT

Ms. Williams gave an update on design of the TxDOT drainage ditch improvements project.

After review and discussion, and based on the engineer's recommendation, Director Lajoie moved to (1) approve the engineer's report; (2) authorize ABHR to submit a 90-days' written notification of termination of the Lease Agreement to AUC Group, Inc.; and (3) authorize RG Miller to solicit bids for construction of District East Detention Facilities Phase II. Director Stubblefield seconded the motion, which passed by unanimous vote.

REPORT ON MAINTENANCE OF DISTRICT DETENTION PONDS AND FACILITY
SITES

Mr. Halbert reviewed a report from Champions on maintenance of the District's detention ponds and facility sites, a copy of which is attached.

Director Lewis stated the District resident located at 23602 Lakewind Park Lane disposed of fence pickets onto District property and that ABHR sent a letter to the resident requesting they remove the fence debris.

Following review and discussion, Director Bridges moved to accept the report from Champions. Director Stubblefield seconded the motion, which passed by unanimous vote.

PARK AND RECREATIONAL FACILITY PLANNING MATTERS

The Board deferred discussing a Resolution Establishing Rules and Regulations Governing the Use of District Detention and Recreation Facilities.

DISTRICT WEBSITE MATTERS

There was no discussion on this matter.

MEETING SCHEDULE

The Board discussed potential changes to its regular meeting date and time.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE, TO CONDUCT A PRIVATE CONSULTATION WITH ATTORNEY TO DISCUSS PENDING OR CONTEMPLATED LITIGATION, OR A SETTLEMENT OFFER, AND SECTION 551.076, TEXAS GOVERNMENT CODE, TO DELIBERATE THE DEPLOYMENT, OR SPECIFIC OCCASIONS FOR IMPLEMENTATION, OF SECURITY PERSONNEL OR DEVICES

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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