

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50

January 5, 2022

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 January, 2022, 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:

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 except Director Stubblefield, thus constituting a quorum.

Also present at the meeting either in person or on the telephone were: Blake Karban of Davis Development ("Davis"); Bill Calderon of Calderon Economic Development Strategies, LLC, representing Parkway Lakes Master, Ltd. ("Parkway Lakes"); Alex 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"); Mark Eyring of Mark C. Eyring, CPA, PLLC; and Christina Miller, Aaron Carpenter, and Cheryl Panozzo of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Ms. Miller reported that she received an email from a resident of Fort Bend County Municipal Utility District No. 133 indicating that the backflow device in the District, which is maintained by Walmart, is no longer leaking.

Ms. Miller reported that the hearing for the pending case involving Katy Dojo LLC and the District, which had been set for December 16, 2021, had been postponed.

Mr. Calderon discussed proposed revisions to the provisions of the Economic Development Agreement (the "Agreement") between the District, Parkway Lakes, and North Fort Bend Redevelopment Authority (the "Authority") to extend the Project Improvement completion duration from seven to ten years from the Agreement effective date, due to the COVID-19 pandemic. In response to an inquiry by Ms. Miller,

Mr. Calderon stated that Parkway Lakes has not yet discussed the proposed revisions to the Agreement with the Authority. Following discussion, the Board requested an item be included on the next Board meeting agenda to receive an update regarding the Authority's possible support of extending the timeframe and consider amending the Agreement.

REPORT ON MAINTENANCE OF DISTRICT DETENTION PONDS AND FACILITY SITES

Mr. Halbert gave a report on maintenance of the District's detention ponds and facility sites, including an update on trimming of the District's trees.

MINUTES

The Board reviewed the minutes of the regular meeting held on December 1, 2021. After review and discussion, Director Bridges moved to approve the minutes of the regular meeting held on December 1, 2021, 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 7.66% of the 2021 tax levy had been collected as of December 31, 2021.

Ms. Miller stated that the District's financial advisor requested an updated certificate of estimated value as of January 1, 2022.

After review and discussion, Director Mathews moved to (1) approve the tax assessor/collector's report and payment of the bills listed in the report; and (2) authorize the tax assessor/collector to request a Certificate of Estimated Appraised Value as of January 1, 2022 from the Fort Bend Central Appraisal District. Director Lajoie seconded the motion, which passed by unanimous vote.

AUDIT FOR FISCAL YEAR ENDED SEPTEMBER 30, 2021

Mr. Eyring reviewed the District's audit for the fiscal year ended September 30, 2021. After review and discussion, Director Mathews moved to approve the audit, subject to final director and consultant review, authorize filing of the audit with the Texas Commission on Environmental Quality, and direct that the audit be filed appropriately and retained in the District's official records. Director Lajoie 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.

Ms. Miller 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. She 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 Lajoie seconded the motion, which passed by unanimous vote.

ANNUAL REPORT REGARDING POST-ISSUANCE COMPLIANCE POLICY

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

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 92.2% and reported on maintenance performed at the District's facilities.

Mr. Browne reported that the District's permanent wastewater treatment plant ("WWTP") has been placed into service and provided an update on removal of the interim WWTP.

Discussion ensued regarding back flow preventers installed by the District for irrigation that are no longer necessary. Following discussion, Mr. Browne stated that MDS will add the back flow preventers to the District's preventative maintenance schedule and ensure that they are properly protected during freezing outdoor temperatures.

Mr. Browne reported that MDS has received some of the smart meters and endpoints that the District ordered. He noted that MDS will replace the temporary meters that MDS installed in the Grand Trails development after they receive all of the smart meters that the District ordered.

After review and discussion, Director Mathews moved to (1) approve the operator's report; and (2) authorize MDS to turn over three accounts in the total amount of \$309.93, 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.

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 discussed the District's participation in the Larry's Toolbox Water Conservation Program (the "Program") and stated that, based on the operator's report, the District fulfilled the Program requirements for the year 2021. She then discussed the 2022 NFBWA Water Provider Conservation Program, which will replace the Program.

Ms. Miller 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. In response to an inquiry by Director Lewis, Ms. Miller reported that coordination with the NFBWA regarding the replacement valve for the Water Plant No. 2 meter station is ongoing.

Ms. Miller stated the NFBWA has requested that all districts within the NFBWA submit a 2021 Water Usage Reporting Form by March 1, 2022. Following review and

discussion, Director Mathews moved to authorize MDS to prepare and submit the District's Water Usage Reporting Form to the NFBWA. Director Lajoie seconded the motion, which passed by unanimous vote.

Ms. Miller discussed the 2022 appointment process for NFBWA directors. Following discussion, the Board concurred to defer adopting a Resolution of Fort Bend County Municipal Utility District No. 50 Nominating a Candidate to Serve as a Director on the Board of Directors of the NFBWA Director Precinct No. 4 to next month.

Discussion ensued regarding redistricting of Fort Bend County precincts. Ms. Miller noted that as the January 1, 2022, the District falls within Commissioner Vincent Morales's Precinct 1. Following discussion, the Board requested that ABHR contact Commissioner Morales' staff and request that Commissioner Morales attend a special Board meeting.

DEVELOPMENT IN THE DISTRICT

Ms. Miller reviewed a Fourth Amendment to Development Financing Agreement between the District and Parkway Lakes. She noted that the Development Financing Agreement is being amended to allow for the proposed multi-family development by Davis at the northeast corner of Bellaire Boulevard and Peek Road. Following review and discussion, Director Mathews moved to approve the Fourth Amendment to Development Financing Agreement and direct that it be filed appropriately and retained in the District's official records. Director Lajoie seconded the motion which passed by unanimous vote.

Mr. Karban provided an update on development by Davis in 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 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 complete and sewage has been introduced.

WATER PLANT NO. 2

Ms. Williams gave an update on construction of Water Plant No. 2. She stated that construction is 99% complete. She discussed a Change Order to the contract with Nunn Constructors, Ltd. ("Nunn") resulting in an increase in the approximate amount of \$26,000.00, to install the replacement valve for the meter station. Ms. Williams noted that the Change Order is under review by the NFBWA engineer. Following discussion, the Board requested that RG Miller determine whether the District can be issued a credit for the unused valve.

Discussion ensued regarding scheduling monthly tours of District facilities for the Board. Following discussion, the Board requested that ABHR post an agenda for the Board to tour the District's facilities on the third Tuesday of each month at noon.

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 and stated she plans were submitted for initial agency review.

DISTRICT EAST DETENTION FACILITIES PHASE II

Ms. Williams gave an update on construction of District East Detention Facilities Phase II and stated that plans have been approved.

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

Ms. Williams gave an update on design of the TxDOT drainage ditch improvements project and reported paperwork for the permit was submitted to TxDOT.

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. Miller presented a Utility Commitment Letter for 20 equivalent single-family sanitary sewer and water connections ("ESFC") for a proposed expansion to the Westpark Springs Hospital facility.

Ms. Miller discussed a Utility Commitment Letter for sanitary sewer and water connections for the proposed multi-family development by Davis at the northeast corner of Bellaire Boulevard and Peek Road.

Mr. Williams reported that Pelican Builders, Inc. ("Pelican") requested authorization to advertise for construction of facilities to serve the proposed rental home community development in the District by Pelican to be located at the intersection of North Park Drive and Park Westheimer Boulevard.

Discussion ensued regarding the proposed Harmony School being developed in the District. Following discussion, the Board requested that Ms. Williams inquire regarding the proposed fence for the Harmony School.

After review and discussion, and based on the engineer's recommendation, Director Mathews moved to (1) approve the engineer's report; (2) approve the Change Order as discussed, in an amount not to exceed \$30,000.00, to the contract with Nunn for construction of Water Plant No. 2, based on the Board's finding that the Change Order is beneficial to the District, subject to final approval by Director Bridges; (3) approve the Utility Commitment Letter for the proposed expansion to the Westpark Springs Hospital facility, and direct that the letter be filed appropriately and retained in the District's official records; (4) authorize the preparation of a Utility Commitment Letter for the proposed multi-family development by Davis; and (5) authorize RG Miller to authorize Pelican to advertise for construction of facilities to serve the proposed rental home community development in the District by Pelican contingent upon Pelican providing the District with the following executed agreements: (a) the Development Financing Agreement

between the District and Pelican; (b) the Utility Commitment Letter between the District and Pelican; (c) a letter containing a covenant by Pelican that it will obtain a two-year warranty bond in connection with the construction contract for the private road facilities; and (d) a Partial Assignment of Reimbursement between Pelican and Parkway Lakes regarding funding of certain storm sewer facilities to serve the proposed development of Pelican. Director Lajoie 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.

RESOLUTION ESTABLISHING ADDRESSES AND METHODS FOR TEXAS PUBLIC INFORMATION ACT REQUESTS

Ms. Miller reviewed with the Board a memorandum regarding designating addresses and methods for receipt of requests for public information under the Texas Public Information Act ("TPIA Requests"), a copy of which is attached. The Board considered designating a mailing address and an email address and approving other methods for receipt of TPIA Requests, pursuant to Section 552.234 of the Texas Government Code. After review and discussion, Director Bridges moved to: (1) adopt a Resolution Establishing Addresses and Methods for Texas Public Information Act Requests ("Resolution") to (a) designate the address of the District's official office as the mailing address and for050@txdistricts.info as the email address for receipt of TPIA Requests to the District, and (b) direct that the designated addresses and methods be printed on the sign displayed by the District under Section 552.205, Texas Government Code; and (2) direct the Resolution to be filed appropriately and retained in the District's official records. Director Lajoie seconded the motion, which passed unanimously.

2022 DIRECTORS ELECTION

Ms. Miller discussed procedures related to the 2022 Directors Election. She reviewed a Resolution Designating an Agent of the Secretary of the Board of Directors During the 2022 Directors Election Period.

Ms. Miller reported on requirements to file a Notice of Deadline to File Applications for Place on the Ballot for the 2022 Directors Election.

Ms. Miller stated that the District may contract with Fort Bend County to conduct the District's 2022 Directors Election.

Following review and discussion, Director Mathews moved to (1) adopt a Resolution Designating an Agent of the Secretary of the Board of Directors During the 2022 Directors Election Period appointing Cheryl Panozzo as the agent of the Secretary of the Board of Directors to perform the duties of the District's Directors Election, authorize the agent to post the related notice as required, and direct that the Resolution be filed appropriately and retained in the District's official records; (2) authorize the Secretary's agent to post the notice as required; and (3) contract with Fort Bend County to administer the District's elections. Director Lajoie seconded the motion, which was approved by unanimous vote.

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

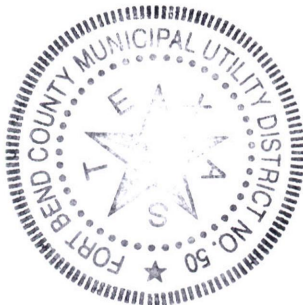
The Board convened in Executive Session at 1:54 p.m., pursuant to Section 551.076 of the Texas Government Code, to deliberate the deployment, or specific occasions for implementation, of security personnel or devices.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION REGARDING MATTERS DISCUSSED IN EXECUTIVE SESSION

The Board reconvened in regular session at 2:07 p.m. No Board action was taken.

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

(SEAL)




Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

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