

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50

August 3, 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 3rd day of August, 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, thus constituting a quorum.

Also present at the meeting were Alex Flores of Tax Tech, Inc.; Justin Wagner of R.G. Miller Engineers, Inc.; Wendy Austin of District Data Services, Inc.; Calvin Browne of Municipal District Services, LLC ("MDS"); Phil Halbert and Zach Halbert of Champions Hydro-Lawn, Inc. ("Champions"); Christie Leighton of Best Trash, LLC ("Best Trash"); Craig Rathmann of Rathmann & Associates, L.P.; Kelly Gard of KGA/DeForest Design, 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 July 6, 2022. After review and discussion, Director Lajoie moved to approve the minutes of the regular meeting held on July 6, 2022, as submitted. Director Stubblefield 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 97.23% of the 2021 tax levy had been collected as of July 31, 2022. After review and discussion, Director Lajoie moved to approve the tax assessor/collector's report and payment of the bills listed in the report. Director Stubblefield seconded the motion, which passed by unanimous vote.

ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2022 TAX YEAR

The Board considered the District's 2022 tax rate. Mr. Carpenter discussed the "truth-in-taxation" property tax calculations and tax levy process for water districts and stated that Chapter 49 of the Texas Water Code establishes three main categories for water districts, based on a district's development status and/or tax rate. He reviewed the definitions for each of the three categories and said the Board must annually determine the District's category for that tax year and follow the associated notice and levy provisions in the Texas Water Code.

Discussion ensued regarding the District's development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developing District for the 2022 tax year.

Following review and discussion, Director Mathews moved to adopt a Resolution Regarding Development Status for 2022 Tax Year establishing the District as a Developing District for the 2022 tax year, pursuant to Section 49.23602, Texas Water Code, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Bridges seconded the motion, which passed by a unanimous vote.

DISCUSS 2022 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

The Board considered the District's 2022 tax rate. Mr. Rathmann distributed and reviewed a debt service tax rate analysis, a copy of which is attached, reflecting the recommendation for the District to levy a 2022 debt service tax rate of \$0.65 per \$100 of assessed valuation. The Board discussed a proposed maintenance tax rate of \$0.26 per \$100 of assessed valuation. Mr. Carpenter discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Mathews moved to: (1) set the public hearing for adoption of the tax rate for September 7, 2022; and (2) authorize the tax assessor/collector to publish notice in the *Fort Bend Herald* of the District's meeting on September 7, 2022, to set the proposed 2022 total tax rate of \$0.91 per \$100 of assessed valuation, with \$0.65 allocated for debt service and \$0.26 allocated for operations and maintenance. Director Lewis 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. Austin reviewed a proposed budget for the fiscal year ending September 30, 2023, and requested that the Board and consultants submit comments on the budget prior to the next meeting. The Board concurred to consider the budget at the September meeting.

After review and discussion, Director Bridges moved to approve the bookkeeper's report, investment report, and payment of the bills listed in the report. Director Lajoie seconded the motion, which passed by unanimous vote.

PROJECT AUDIT RELATED TO THE ROAD DEVELOPMENT FINANCING AGREEMENT WITH MERITAGE HOMES OF TEXAS, LLC AND RELATED PAYMENT

The Board concurred to defer this matter to a future Board meeting after the District receives approval from Fort Bend County (the "County") on the paving to serve Grand Trails, Section 1.

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 93.7% and reported on maintenance performed at the District's facilities.

Mr. Browne provided an update on installation of smart meters in the District. Following discussion, the Board directed MDS to present a plan to retrofit the District with smart meters over the next several years at next month's meeting.

Mr. Browne reviewed the annual fire hydrant inspections report, a copy of which is attached, and requested the Board authorize fire hydrant repairs at a cost of \$7,383.00, reflector replacement at a cost of \$155.25, and water blast and repainting of the fire hydrants at a cost of \$13,506.75.

After review and discussion, Director Lajoie moved to (1) approve the operator's report; (2) authorize fire hydrant repairs at a cost of \$7,383.00, reflector replacement at a cost of \$155.25, and water blast and repainting of the fire hydrants at a cost of \$13,506.75; and (3) authorize MDS to turn over one account in the amount of \$168.60, deemed to be uncollectible, to a collection agency. Director Bridges 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 Lajoie 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 Bridges seconded the motion, which passed by unanimous vote.

AMENDED RATE ORDER

The Board considered amending the District's Rate Order to increase the base sewer service rate. Following discussion, the Board concurred to further consider amending the District's Rate Order to increase the base sewer service rate next month.

GARBAGE AND RECYCLING SERVICE MATTERS, INCLUDING AMEND RESIDENTIAL SOLID WASTE COLLECTION CONTRACT

Ms. Leighton discussed requests from Best Trash presented to the Board last month for either (1) an increase in the garbage and recycling collection rate for the District to \$21.19 per month per connection or (2) approval for Best Trash to implement a fuel recovery fee when the price per gallon for diesel fuel increases above \$3.25 per gallon. Following review and discussion, Director Mathews moved to approve the Second Amendment to Residential Solid Waste Collection Contract between the District and Best Trash reflecting an adjustment to the garbage and recycling collection rate to \$21.19 per month per connection, beginning July 1, 2022. Director Stubblefield seconded the motion, which passed by unanimous vote.

NORTH FORT BEND WATER AUTHORITY ("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

The Board discussed development in the District.

ENGINEERING MATTERS

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

PERMANENT WASTEWATER TREATMENT PLANT ("WWTP") AND LIFT STATION

Mr. Wagner gave an update on construction of the permanent WWTP and lift station and stated that the job will be closed out after electrical programming by ATS is complete.

WATER PLANT NO. 2

Mr. Wagner gave an update on construction of Water Plant No. 2 and stated that the contractor is completing punch list items.

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

Mr. Wagner gave an update on construction of the water, sewer, and drainage facilities to serve Grand Trails, Section 1 and stated the contractor is addressing punch list items. He noted he anticipates that the final inspection of the project will occur within three weeks.

PAVING TO SERVE GRAND TRAILS, SECTION 1

Mr. Wagner gave an update on construction of the paving to serve Grand Trails, Section 1 and stated the contractor is addressing punch list items. He noted he anticipates that the final inspection of the project will occur within three weeks.

WATER, SANITARY SEWER, AND STORM SEWER FACILITIES TO SERVE LIGHT HAVEN AT DISTRICT WEST

Mr. Wagner gave an update on construction of the water, sanitary sewer, and storm sewer facilities to serve the Light Haven at District West development in the District. He noted construction will commence after the District receives the executed necessary easements and Consent to Encroachment for the project.

SUB-REGIONAL DETENTION PHASE III

Mr. Wagner gave an update on design of the sub-regional detention phase III project and stated the design is 95% complete. He noted that pipeline fill/crossing will need to be approved prior to advertising for bids for construction of the project.

WESTPARK LAKES DETENTION POND REHABILITATION

Mr. Wagner gave an update on construction of the Westpark Lakes Detention Pond Rehabilitation project and stated the project was re-advertised and bids for the project were received on August 2, 2022. He noted none of the bids received were bids that will be recommended by the engineer and requested that the Board authorize re-advertisement for bids for construction of the Westpark Lakes Detention Pond Rehabilitation project.

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. Wagner gave an update on proposed right turn lanes on Bellaire Boulevard to be installed by the County.

BOND APPLICATION NO. 10

Mr. Wagner gave an update on preparation of bond application no. 10.

After review and discussion, and based on the engineer's recommendation, Director Bridges moved to (1) approve the engineer's report; and (2) authorize re-advertisement for bids for construction of the Westpark Lakes Detention Pond Rehabilitation project. 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. He noted that the fence pickets disposed onto District property by the property owner located at 22803 W Waterlake Drive have not been picked up.

Mr. Halbert discussed construction activity taking place on District property related to remodeling of the home located at 22811 W Waterlake Drive.

Following review and discussion, Director Bridges moved to (1) accept the report from Champions; (2) authorize Champions to remove the fence pickets disposed behind the fence at 22803 W Waterlake Drive and invoice the 22803 W Waterlake Drive property owner for the associated charges; and (3) authorize ABHR to send a letter to the resident located at 22811 W Waterlake Drive requesting that they cease all

construction activity and remove the related debris from the District's property. Director Lajoie seconded the motion, which passed by unanimous vote.

PARK AND RECREATIONAL FACILITY PLANNING MATTERS

Mr. Gard reviewed the landscape architect report, a copy of which is attached, including conceptual design plans of the trail and landscape amenity improvements for the detention basins located in Westpark Lakes.

The Board discussed requests from residents in the Lost Creek neighborhood in the District for a sidewalk to be installed along Bellaire Boulevard from Sierra Bend to the new sidewalk in front of the Harmony School and an entrance to allow access to the Lost Creek park facility from Bellaire Boulevard. Discussion ensued regarding the Lost Creek homeowners association sharing in the cost of the installation of the requested sidewalk and park facility entrance.

Following discussion, the Board requested that ABHR contact Precinct 4 Commissioner Ken DeMerchant's staff and request that Commissioner DeMerchant attend a Board meeting.

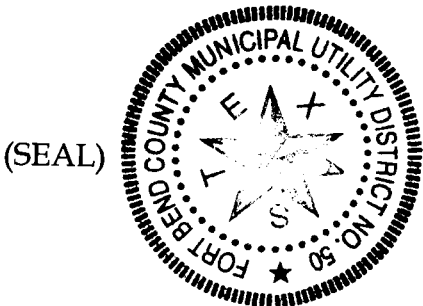
DISTRICT WEBSITE MATTERS

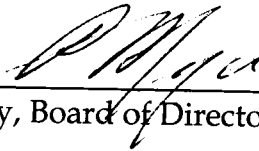
The Board directed Director Lajoie to move information related to W.I.S.E. Guys free irrigation system evaluations and the NFBWA residential rebate program to a prominent location on the District's website.

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.




Secretary, Board of Directors

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