

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50

November 2, 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 2nd day of November, 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 Mathews, thus constituting a quorum.

Also present at the meeting were: Alex Flores of Tax Tech, Inc. ("Tax Tech"); Justin Wagner of R.G. Miller Engineers, Inc. ("R.G. Miller"); Wendy Austin and Luly Stripling of District Data Services, Inc.; Calvin Browne of Municipal District Services, LLC ("MDS"); Phil Halbert of Champions Hydro-Lawn, Inc. ("Champions"); Kelly Gard of KGA/DeForest Design, LLC ("KGA"); Avik Bonnerjee of B&A Municipal Tax Service, 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 October 5, 2022. After review and discussion, Director Stubblefield moved to approve the minutes of the regular meeting held on October 5, 2022, as submitted. Director Bridges 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.

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 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.

REPORT ON SALES TAX AUDIT SERVICES

Mr. Bonnerjee presented and reviewed the Sales Tax Audit Report (the "Report") dated September, 2022. He reviewed new and changed sales and use tax permits issued since the last report for businesses located within the District's boundaries. Following review, the Board directed that the Report be filed appropriately and retained in the District's official records.

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. She requested that the Board approve additional check no. 10073 to Champions in the amount of \$194,295.15, subject to Board approval during presentation of the engineer's report.

Ms. Austin provided a report on fraudulent activity on the District's checking account with Central Bank and discussed utilizing Positive Pay, which she explained is a fraud prevention service for the District's accounts at Central Bank. She noted that the monthly fee from Central Bank for the Positive Pay service is approximately \$25.00.

After review and discussion, Director Bridges moved to (1) approve the bookkeeper's report, investment report, and payment of the bills listed in the report, including check no. 10073 to Champions in the amount of \$194,295.15, subject to Board approval during presentation of the engineer's report; and (2) approve the Positive Pay service, as discussed. Director Lajoie 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. Mr. Carpenter 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 Bridges 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

Mr. Carpenter reviewed a Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions. He 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 Bridges 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.

UNLIMITED TAX BONDS, SERIES 2023, INCLUDING PREPARATION OF PRELIMINARY OFFICIAL STATEMENT AND OFFICIAL NOTICE OF SALE; AUTHORIZE DISTRICT ENGINEER TO REQUEST TEXAS COMMISSION ON ENVIRONMENTAL QUALITY ("TCEQ") INSPECTION OF FACILITIES; AND AUTHORIZE TAX ASSESSOR/COLLECTOR TO REQUEST CERTIFICATE OF ESTIMATED APPRAISED VALUE AND CERTIFICATE OF ASSESSED VALUE AS OF JANUARY 1 FROM THE APPRAISAL DISTRICT

Mr. Carpenter stated the District received an Order (the "Order") from the TCEQ Approving the Issuance of the \$13,050,000 Unlimited Tax Bonds, Series 2023 (the "Series 2023 Bonds"). He stated that the Preliminary Official Statement will be presented for approval at the December meeting.

Mr. Carpenter stated that the District's tax assessor/collector will need to request a Certificate of Estimated Appraised Value and a Certificate of Assessed Value as of January 1, 2022, from the Fort Bend Central Appraisal District in connection with the Series 2023 Bonds.

After review and discussion, Director Bridges moved to (1) authorize preparation of the Preliminary Official Statement and Official Notice of Sale for the Series 2023 Bonds; (2) authorize the District's engineer to request the TCEQ inspection of facilities for the projects in the Series 2023 Bonds; and (3) authorize the tax assessor/collector to request a Certificate of Estimated Appraised Value and a Certificate of Assessed Value as of January 1, 2022, from the Fort Bend Central Appraisal District. Director Stubblefield seconded the motion, which passed unanimously.

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 92.3% and reported on maintenance performed at the District's facilities.

Mr. Browne noted that removal of the interim wastewater treatment plant ("WWTP") by AUC Group, Inc. is complete.

After review and discussion, Director Bridges moved to (1) approve the operator's report; and (2) authorize MDS to turn over nine accounts in the total amount of \$1,350.49, 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 Bridges 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 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

Mr. Carpenter provided an update on the package that R.G. Miller submitted to the NFBWA 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 the NFBWA. Mr. Carpenter reviewed a legal conflicts waiver regarding representation by ABHR of the District and NFBWA regarding the preparation and review of water line and water meter easements. He then reviewed the two water line and meter easements from the District in favor of the NFBWA, which are necessary for the water line extensions to the District’s Water Plant Nos. 1 and 2. After review and discussion, Director Stubblefield moved to (1) approve the legal conflicts waiver regarding the preparation and review of water line and water meter easements with NFBWA; and (2) approve and authorize execution of the water line and water meter easements for the water line extensions to the District’s Water Plant Nos. 1 and 2. Director Bridges seconded the motion, which passed unanimously.

Mr. Carpenter updated the Board on NFBWA matters and discussed the District’s participation in the Water Provider Conservation Program (the “Program”). He noted that the District is anticipated to fulfill the Program requirements for the year 2022.

DEVELOPMENT IN THE DISTRICT

There was no discussion on this matter.

ENGINEERING MATTERS

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

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 he anticipates that the final inspection of the project by the County will occur within one week.

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 he anticipates that the final inspection of the project by the County will occur within one week.

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 construction of the sub-regional detention phase III project. He stated that advertisement for bids for construction of the project will begin after R.G. Miller has coordinated with Parkway Lakes Development, Inc., on fill dirt locations.

WESTPARK LAKES DETENTION POND REHABILITATION

Mr. Wagner gave an update on construction of the Westpark Lakes Detention Pond Rehabilitation project. He recommended that the Board approve Pay Estimate No. 1 in the amount of 194,295.15 and Change Order No. 1 to the contract with Champions, resulting in an increase in the amount of \$165,909.10 to replace seven 24"x40" pipes and approximately 215 linear feet of the concrete hard edge. After discussion, and based on the engineer's recommendation, the Board determined that Change Order No. 1 is beneficial to the District.

FORT BEND COUNTY BELLAIRE BOULEVARD RIGHT TURN LANE PROJECT

Mr. Wagner gave an update on proposed right turn lanes on Bellaire Boulevard to be installed by the County. He reported that the draft participation agreement between the District and the County regarding District participation in the County's relocation of District facilities has been submitted to the County for comments.

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 requested the Board's approval and acceptance of a water meter easement (0.00180 acre), which is necessary for the proposed District West Phase III multifamily development.

CRESTWATER HOMEOWNERS ASSOCIATION EFFLUENT REUSE PROJECT

The Board discussed the request from Crestwater Homeowners Association ("Crestwater HOA") for relief from the contracted water charges pursuant to the Water Supply Agreement between Crestwater HOA and the District. Following discussion, the Board directed ABHR to discuss a proposed amendment to the Water Supply Agreement for a two-year deferral of the Water Charge payments with Crestwater HOA.

The Board discussed adopting a Resolution Declaring Surplus Property regarding control panels owned by the District and making the panels available for sale at a later Board meeting.

Mr. Wagner reported that approval for renewal of the permit for the permanent WWTP has been received from the TCEQ.

Mr. Wagner reported that the District received a request from the County to install a sidewalk (the "Sidewalk") along Bellaire Boulevard from Sierra Bend to the new sidewalk in front of the Harmony School. Following discussion, the Board directed Mr. Wagner to submit a response to the County stating that the District intends to install the Sidewalk during calendar year 2023.

After review and discussion, and based on the engineer's recommendation, Director Bridges moved to (1) approve the engineer's report; (2) approve Pay Estimate No. 1 in the amount of \$194,295.15 for construction of the Westpark Lakes Detention Pond Rehabilitation project; (3) approve Change Order No. 1 in the amount of \$165,909.10 to the contract with Champions for construction of the Westpark Lakes Detention Pond Rehabilitation project, based on the Board's finding that the change order is beneficial to the District; and (4) accept and authorize execution of the water meter easement (0.00180 acre) necessary for the proposed District West Phase III multifamily development. Director Lajoie 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.

PARK AND RECREATIONAL FACILITY PLANNING MATTERS

Mr. Gard reviewed the landscape architect report, a copy of which is attached, and provided an update on construction of the trail and landscape amenity improvements project for the detention basins located in Westpark Lakes. He noted advertisement for bids for the project commenced on November 2, 2022.

DISTRICT WEBSITE MATTERS

The Board discussed District website matters.

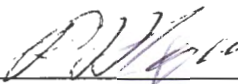
CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, SECTION 551.076, AND SECTION 551.087 TEXAS GOVERNMENT CODE

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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