

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50

December 7, 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 7th day of December, 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: Robert Ferguson and Bobby Ferguson of Parkway Lakes Development, Inc.; Alex Flores of Tax Tech, Inc. ("Tax Tech"); Justin Wagner of R.G. Miller Engineers, Inc. ("R.G. Miller"); Wendy Austin 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; Craig Rathmann of Rathmann and Associates, L.P.; and Christina Miller, Aaron Carpenter, and Cheryl Panozzo of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Ms. Miller reported that the District received correspondence from Jeannette Hall, Secretary of the Fort Bend Municipal Utility District No. 133 ("FB MUD 133") Board, regarding an erosion hole at the end of a wastewater culvert in the District located adjacent to CenterPoint property. She noted it has been determined that the hole is a FB MUD 133 maintenance responsibility.

Ms. Miller reported that the District also received correspondence from residents of the Lakes of Bella Terra neighborhood regarding landscaping maintenance within the medians in the District on Bellaire Boulevard. She stated that ABHR will contact MRLP Retail Partners, Ltd. regarding their maintenance obligations pursuant to the Economic Development Agreement for the Shops at Bella Terra with the District.

MINUTES

The Board reviewed the minutes of the regular meeting held on November 2, 2022. After review and discussion, Director Stubblefield moved to approve the minutes of the regular meeting held on November 2, 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. 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 Bridges seconded the motion, which passed by unanimous vote.

AUDIT FOR FISCAL YEAR ENDED SEPTEMBER 30, 2022

The Board concurred to defer this item to next month.

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

TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR ASSOCIATION OF WATER BOARD DIRECTORS WINTER CONFERENCE

The Board discussed the upcoming Association of Water Board Directors winter conference to be held January 27 and 28, 2022. After discussion, Director Mathews moved to authorize directors attending the conference up to three per diems, two nights' hotel accommodations, mileage, and reimbursement of any meals not sponsored by the conference. Director Lajoie seconded the motion, which passed by unanimous vote.

UNLIMITED TAX BONDS, SERIES 2023 ("SERIES 2023 BONDS"), INCLUDING APPROVE PRELIMINARY OFFICIAL STATEMENT AND OFFICIAL NOTICE OF SALE, ENGAGE RATING COMPANY TO PERFORM CREDIT RATING ANALYSIS FOR SERIES 2023 BONDS, APPOINT PAYING AGENT/REGISTRAR, AUTHORIZE ADVERTISEMENT FOR SALE OF THE SERIES 2023 BONDS AND SCHEDULE BOND SALE, AND ENGAGE AUDITOR TO PREPARE DEVELOPER REIMBURSEMENT REPORT

Mr. Rathmann reviewed the Preliminary Official Statement and Official Notice of Sale for the Series 2023 Bonds with the Board.

Mr. Rathmann discussed engaging Moody's Investors Services to perform a credit rating analysis for the Series 2023 Bonds.

The Board discussed appointing The Bank of New York Mellon Trust Company, N.A., as the Paying Agent/Registrar for the Series 2023 Bonds.

The Board considered authorizing the District's financial advisor to advertise and schedule the sale of the Series 2023 Bonds.

Ms. Miller stated that Mark C. Eyring, CPA, PLLC, has submitted an engagement letter to the Board to conduct a developer reimbursement report for the Series 2023 Bonds.

After review and discussion, Director Bridges moved to (1) approve the Preliminary Official Statement and Official Notice of Sale for the Series 2023 Bonds; (2) approve the engagement of Moody's Investors Services to perform a credit rating analysis for the Series 2023 Bonds; (3) appoint The Bank of New York Mellon Trust Company, N.A., as the Paying Agent/Registrar for the Series 2023 Bonds; (4) authorize the District's financial advisor to advertise and schedule the sale of the Series 2023 Bonds for Tuesday, January 10, 2023, at 11:00 a.m.; and (5) approve and authorize execution of the engagement letter from Mark C. Eyring, CPA, PLLC, to conduct the developer reimbursement report for the Series 2023 Bonds and direct that the engagement letter be filed appropriately and retained in the District's official records. Director Stubblefield 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 94.6% and reported on maintenance performed at the District's facilities.

Ms. Miller provided an update on the Boil Water Notice issued by the City of Houston (the "City") due to power outage at the East Water Purification Plant. Mr. Browne reported that the District's water supply was not affected by the City's Boil Water Notice and responded to questions from the Board regarding the District's standard operating procedures and emergency preparedness plan related to such occurrences.

After review and discussion, Director Bridges moved to (1) approve the operator's report; and (2) authorize MDS to turn over two accounts in the total amount of \$140.89, deemed to be uncollectible, to a collection agency. Director Stubblefield 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 Stubblefield seconded the motion, which passed by unanimous vote.

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. Mr. Carpenter reported that he presented a proposed amendment to the Water Supply Agreement for a two-year deferral of the Water Charge payments to a representative of Crestwater HOA. He then reviewed a proposed counter-offer (the "Counter-Offer") from Crestwater HOA to amend the amount of Water Charge payments, a copy of which is attached. Following review and discussion, the Board concurred to reject the Counter-Offer and directed

ABHR to notify Crestwater HOA that the District's proposal to amend the Water Supply Agreement for a two-year deferral of the Water Charge payments stands.

GARBAGE AND RECYCLING SERVICE MATTERS

There was no discussion on this matter.

NORTH FORT BEND WATER AUTHORITY ("NFBWA") MATTERS

Ms. Miller reported that the NFBWA determined that, pursuant to the Water Supply Letter Agreement between the District and the NFBWA, the design and construction costs incurred by the District associated with extending a water line to the District's Water Plant No. 2 in the amount of \$287,010.00 are eligible for reimbursement. She reviewed a Receipt and Release and stated that the NFBWA will submit a check to the District in the amount of \$287,010.00 upon receipt of the executed Receipt and Release. Following review and discussion, Director Bridges moved to authorize execution of the Receipt and Release and direct that it be filed appropriately and retained in the District's official records. Director Stubblefield seconded the motion, which passed unanimously.

Ms. Miller updated the Board on NFBWA matters and discussed the District's participation in the Water Provider Conservation Program (the "Program"). She noted that the District is expected to fulfill the Program requirements for the year 2022.

Ms. Miller reported that there will be no change to the current NFBWA Groundwater Reduction Plan Fee or Surface Water Fee for 2023.

DEVELOPMENT IN THE DISTRICT

Ms. Miller stated that Pacfin 6, Ltd. ("Pacfin"), has assigned their right to receive reimbursement pursuant to the Development Financing Agreement dated August 8, 2017 between the District and Pacfin (the "Agreement") to Sunflower Bank, N.A. She reviewed a Consent to Assignment (the "Consent") and stated that the Consent acknowledges the assignment of Pacfin's right to receive reimbursement from the District pursuant to the Agreement to Sunflower Bank, N.A. After review and discussion, Director Lewis moved to approve and authorize execution of the Consent to Assignment and direct that the Consent be filed appropriately and retained in the District's official records. Director Stubblefield seconded the motion, which passed unanimously.

Mr. Bobby Ferguson provided an update on 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:

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 County punch list items necessary to close out the project.

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 County punch list items necessary to close out the project.

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 and stated that the project is 50% complete. He recommended that the Board approve Pay Estimate No. 2 in the amount of \$117,319.50 to Champions.

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 reviewed and requested that the

Board approve a Participation Agreement with the County regarding District participation in the County's relocation of District facilities.

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 discussed a necessary waterline easement within Shops at Bella Terra.

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. 2 to Champions in the amount of \$1117,319.50 for construction of the Westpark Lakes Detention Pond Rehabilitation project; (3) approve the Participation Agreement with the County and direct that it be filed appropriately and retained in the District's official records; and (4) authorize the preparation of the necessary waterline easement within Shops at Bella Terra. 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.

PARK AND RECREATIONAL FACILITY PLANNING MATTERS

Mr. Gard reviewed the landscape architect report, a copy of which is attached. He reported that three bids for construction of the trail and landscape amenity improvements project for the detention basins located in Westpark Lakes were received on November 22, 2022, and he reviewed the bid tabulation sheet, a copy of which is included in the landscape architect report. Ms. Miller discussed the public bidding laws. Following review and discussion, the Board concurred to defer awarding the contract for construction of the trail and landscape amenity improvements project to next month.

REVIEW AND UPDATE EMINENT DOMAIN REPORT TO THE TEXAS COMPTROLLER

Ms. Miller reported that ABHR has filed the District's Eminent Domain Authority Annual Report with the Comptroller of the State of Texas.

RESOLUTION DECLARING SURPLUS PROPERTY

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.

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 convened in Executive Session at 2:14 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

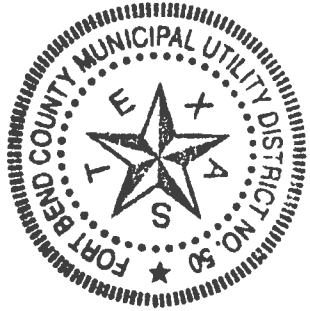
The Board reconvened in regular session at 2:15 p.m. No Board action was taken.

ENGINEERING MATTERS (Continued)

Mr. Wagner reported that the District needs to expand Water Plant No. 2 to construct a water well to meet its water capacity commitments. Discussion ensued. Mr. Wagner noted that FB MUD 133 indicated that a temporary interconnect arrangement with the District will be possible, if necessary for interim water capacity. The Board directed ABHR to send a letter to the NFBWA to request an increase in water capacity. Following discussion, Director Bridges made a motion to authorize R.G. Miller to (1) conduct a well siting study and prepare a related report; and (2) authorize design of Water Plant No. 2 Expansion No. 1. Director Stubblefield seconded the motion, which passed unanimously.

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

(SEAL)




Secretary, Board of Directors

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