

MINUTES  
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50

February 1, 2023

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 1st day of February, 2023, 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. ("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; Mark Eyring of Mark C. Eyring, CPA, PLLC; Josh Penton of Meritage Homes of Texas, LLC; and Christina Miller, Aaron Carpenter, and Cheryl Panozzo of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENTS

There were no comments from the public.

MINUTES

The Board reviewed the minutes of the regular meeting held on January 4, 2023, and the special meeting held on January 10, 2023. After review and discussion, Director Stubblefield moved to approve the minutes of the regular meeting held on January 4, 2023, and the special meeting held on January 10, 2023, as submitted. Director Lajoie 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 71.28% of the 2022 tax levy had been collected as of January 31, 2023. 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.

#### ADOPT RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

Mr. Carpenter reviewed a Resolution Concerning Exemptions from Taxation. After review and discussion, Director Stubblefield moved to adopt the Resolution Concerning Exemptions from Taxation, reflecting that the Board of Directors grants a general residential homestead exemption of 5% (but not less than \$5,000), and grants a \$20,000 exemption for persons 65 years of age or older and for disabled persons, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Bridges seconded the motion, which passed by unanimous vote.

#### DEVELOPER REIMBURSEMENT REPORT FOR SERIES 2023 BONDS

Mr. Eyring reviewed the draft developer reimbursement report for the District's Series 2023 Unlimited Tax Bonds. After review and discussion, Director Lajoie moved to approve the developer reimbursement report, subject to final director and consultant review, and direct that the report be filed appropriately and retained in the District's official records. Director Bridges seconded the motion, which passed unanimously.

#### ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") WINTER CONFERENCE, APPROVE REIMBURSEMENT OF ELIGIBLE EXPENSES, AND AUTHORIZE ATTENDANCE AT SUMMER CONFERENCE

The Board discussed the AWBD winter conference. Ms. Austin noted the expenses submitted by Directors in attendance were in compliance with District's travel guidelines. After discussion, Director Bridges moved to approve reimbursement of eligible expenses from the winter conference and authorize all interested Directors to attend the AWBD summer conference. 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. She requested that the Board approve additional check no. 10206 to Champions in the amount of \$248,778.45, subject to Board approval during presentation of the engineer's report. After review and discussion, Director Bridges moved to approve the bookkeeper's report, investment report, and payment of the bills listed in the report, including check no. 10206 to Champions in the amount of \$248,778.45, subject to Board approval during presentation of the engineer's 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% and reported on maintenance performed at the District's facilities.

Mr. Browne discussed the District's participation in the Water Smart Program and submittal of a Water Smart application. He noted that MDS will prepare and submit the District's Water Smart application.

After review and discussion, Director Stubblefield moved to (1) approve the operator's report; (2) approve the District's participation in the Water Smart Program, authorize preparation and submittal of the Water Smart application, adopt a Resolution Approving Submittal of the Water Smart Application for Inclusion in the AWBD Water Smart Partners Program, and direct that the Resolution be filed appropriately and retained in the District's official records; and (2) authorize MDS to turn over two accounts in the total amount of \$483.04, 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 Stubblefield 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.

GARBAGE AND RECYCLING SERVICE MATTERS

There was no discussion on this matter.

RENEWAL OF DISTRICT'S INSURANCE POLICIES

Mr. Carpenter stated that the District's insurance policies placed through HARCO Insurance Services will expire on April 9, 2023. Following discussion, the Board directed ABHR to obtain a proposal for renewal of the District's insurance policies from HARCO Insurance Services.

NORTH FORT BEND WATER AUTHORITY ("NFBWA") MATTERS

The Board discussed enrolling in the 2023 NFBWA Water Provider Conservation Program (the "2023 Program"). After discussion, Director Bridges moved to authorize ABHR to submit the 2023 Program enrollment form as discussed to the NFBWA prior to the March 1, 2023 deadline. Director Stubblefield seconded the motion, which passed by unanimous vote.

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 PLANT NO. 2 EXPANSION NO. 1

Mr. Wagner gave an update on design of Water Plant No. 2 Expansion No. 1 and reported that design is 55% complete. He discussed two sanitary control easements which are necessary for the project.

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 that project acceptance from the County is needed 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 that project acceptance from the County is needed 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 75% complete. He recommended that the Board approve Pay Estimate No. 3 in the amount of \$248,778.45 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 and noted that the Participation Agreement with the County regarding District participation in the County's relocation of District facilities was approved by the County at the County Commissioners meeting on January 10, 2023.

CRESTWATER HOMEOWNERS ASSOCIATION ("CRESTWATER HOA") EFFLUENT REUSE PROJECT

Discussion ensued regarding the request from Crestwater HOA for relief from the contracted water charges pursuant to the Water Supply Agreement between Crestwater HOA. Following discussion, the Board directed ABHR to discuss a proposed amendment to the Water Supply Agreement as discussed with Crestwater HOA.

UPDATE ON BOND APPLICATION NO. 11

Mr. Wagner gave an update on preparation of bond application no. 11.

After review and discussion, Director Stubblefield moved to (1) approve the engineer's report; (2) approve and authorize execution of the sanitary control easements for the Water Plant No. 2 Expansion No. 1 project; and (3) approve Pay Estimate No. 3 to Champions in the amount of \$248,778.45 for construction of the Westpark Lakes Detention Pond Rehabilitation project. Director Mathews 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 gave an update on construction of the trail and landscape amenity improvements project for the detention basins located in Westpark Lakes.

DISTRICT WEBSITE MATTERS

The Board discussed District website matters.

DISTRICT SECURITY MATTERS, INCLUDING TERMINATION OF AGREEMENT WITH TODAY'S INTEGRATION, INC.

Following discussion, the Board concurred to defer this matter to a later Board meeting.


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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