

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50

March 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 March, 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 except Director Stubblefield, 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; Christie Leighton of Best Trash, LLC; and Christina Miller, Aaron Carpenter, and Cheryl Panozzo of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENTS

Mr. Carpenter reported that the District received correspondence from a resident of the Grand Trails neighborhood regarding the trash and recycling containers in the District provided by Best Trash. The Board concurred to defer discussion on this matter to later in the meeting under the agenda item for garbage and recycling service matters.

MINUTES

The Board reviewed the minutes of the regular meeting held on February 1, 2023. After review and discussion, Director Bridges moved to approve the minutes of the regular meeting held on February 1, 2023, 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 95.56% of the 2022 tax levy had been collected as of February 28, 2023. After review and discussion, Director Bridges moved to approve the tax assessor/collector's report and payment of the bills listed in the report. Director Mathews seconded the motion, which passed by unanimous vote.

RENEWAL OF DISTRICT'S INSURANCE POLICIES

The Board reviewed a proposal for insurance from Brown & Brown Lone Star Insurance Agency Inc. (f/k/a HARCO Insurance Services) ("Brown & Brown"), which includes a list of the District's facilities provided by R.G. Miller. Following review and discussion, Director Bridges moved to approve the proposal for renewal of the District's insurance from Brown & Brown and direct that the proposal be filed appropriately and retained in the District's official records. Director Mathews 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

Mr. Eyring reviewed a project audit prepared by Mark C. Eyring CPA, PLLC for payment to Meritage Homes of Texas, LLC ("Meritage") pursuant to the Road Development Financing Agreement between the District and Meritage. He noted that the audit reflects a payment is due to Meritage in the amount of \$200,000 for the year 2022. After review and discussion, Director Mathews moved to approve the project audit for payment to Meritage pursuant to the Road Development Financing Agreement and the related payment in the amount of \$200,000 to Meritage and direct that the project audit be filed appropriately and retained in the District's official records. Director Bridges seconded the motion, which passed by unanimous vote.

AUTHORIZE PREPARATION OF PROJECT AUDIT FOR ECONOMIC DEVELOPMENT GRANT PAYMENT TO MRPL RETAIL PARTNERS, LTD., AND MRPL RETAIL PARTNERS II, LTD., BY AUDITOR

Mr. Carpenter stated that the Board previously engaged Mark C. Eyring, CPA, PLLC, to conduct the annual supplemental project audit for the annual Economic Development Grant payment to MRPL Retail Partners, Ltd., and MRPL Retail Partners II, Ltd. After review and discussion, Director Mathews moved to authorize Mark C. Eyring, CPA, PLLC, to proceed with conducting the supplemental project audit for the annual Economic Development Grant payment. Director Lajoie seconded the motion, which passed by unanimous vote.

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. 10246 to Champions in the amount of \$75,751.20, subject to Board approval during presentation of the engineer's report, and check no. 10247 to R.G. Miller in the amount of \$8,778.73.

Ms. Austin provided a report on fraudulent activity on the District's checking account with Central Bank. She stated that the fraudulent checks were not approved for reimbursement to Central Bank. Ms. Austin reported that Central Bank offered to reimburse one-half of the lost funds to the District in the amount of \$6,693.88. Following discussion, the Board (1) requested that Ms. Austin forward the correspondence regarding the fraudulent activity on the District's checking account to ABHR for review; and (2) concurred to defer further discussion on Central Bank's offer to reimburse the District in the amount of \$6,693.88 to a future Board meeting.

After review and discussion, Director Mathews moved to approve the bookkeeper's report, investment report, and payment of the bills listed in the report, including check no. 10246 to Champions in the amount of \$75,751.20, subject to Board approval during presentation of the engineer's report, and check no. 10247 to R.G. Miller in the amount of \$8,778.73. Director Bridges seconded the motion, which passed by unanimous vote.

APPROVE ANNUAL REPORT AND AUTHORIZE FILING OF SAME IN ACCORDANCE WITH THE DISTRICT'S CONTINUING DISCLOSURE OF INFORMATION AGREEMENT AND AS REQUIRED BY SEC RULE 15C2-12

Mr. Carpenter reviewed the District's annual report containing the District's most recent Official Statement and audit to be filed in accordance with the continuing disclosure provisions contained in the bond resolutions. He stated that the District is required to file the annual report with the Municipal Securities Rulemaking Board through the Electronic Municipal Market Access System ("EMMA"). Following review and discussion, Director Bridges moved to approve the annual report, authorize the attorney to submit the District's annual report in compliance with the continuing disclosure provisions contained in the bond resolutions through EMMA, and direct that the report be filed appropriately and retained in the District's official records. Director Lajoie seconded the motion, which passed by unanimous vote.

ANNUAL REVIEW OF PROCEDURES FOR CONTINUING DISCLOSURE COMPLIANCE

The Board reviewed the District's procedures for continuing disclosure compliance. Mr. Carpenter stated that no changes are required at this time.

NORTH FORT BEND WATER AUTHORITY ("NFBWA") MATTERS

Ms. Miller reported that the NFBWA is holding a special meeting regarding the 2023 NFBWA Water Provider Conservation Program tonight and that Directors Lewis and Bridges, as the District's water conservation committee members, received invitations to attend the meeting.

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.

Director Bridges reported that as is a result of construction of the Harris-Fort Bend Emergency Services District No. 100 ("ESD No. 100") command center in the District, approximately 40-feet of sidewalk and irrigation in the District is in need of repair. Following discussion, the Board directed R.G. Miller to contact ESD No. 100 regarding the necessary sidewalk and irrigation repairs.

After review and discussion, Director Bridges moved to (1) approve the operator's report; and (2) authorize MDS to turn over one account in the amount of \$76.97, 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.

APPROVE ANNUAL REPORT ON IMPLEMENTATION OF WATER CONSERVATION PLAN AND AUTHORIZE SUBMITTAL TO NORTH FORK BEND WATER AUTHORITY ("NFBWA")

Mr. Carpenter discussed the annual report on implementation of the District's Water Conservation Plan with the Board. He added that the District is required to file the report with the NFBWA by May 1, 2023. After discussion, the Board concurred to defer approving the annual report on implementation of the Water Conservation Plan to next month.

CONDUCT ANNUAL REVIEW OF DROUGHT CONTINGENCY PLAN

Mr. Carpenter reported that the District is required to review the District's Drought Contingency Plan ("Plan") annually. Mr. Browne confirmed that no changes were necessary to the current Plan, and the Board took no further action.

REVIEW CRITICAL LOAD SPREADSHEET FOR DISTRICT FACILITIES AND AUTHORIZE ANNUAL FILING

Mr. Carpenter reviewed the Critical Load Spreadsheet for the District's facilities. He stated that the District's engineer, bookkeeper, and operator have reviewed the Critical Load Spreadsheet. After review and discussion, Director Bridges moved to authorize annual filing of the Critical Load Spreadsheet and direct that the Spreadsheet be filed appropriately and retained in the District's official records. Director Mathews seconded the motion, which passed by unanimous vote.

REVIEW EMERGENCY PREPAREDNESS PLAN AND AUTHORIZE FILING OF UPDATES, IF NECESSARY

The Board discussed necessary updates to the District's emergency preparedness plan. After review and discussion, the Board concurred to authorize MDS and R.G. Miller to update the District's emergency preparedness plan.

GARBAGE AND RECYCLING SERVICE MATTERS

Ms. Leighton provided an update on garbage and recycling service matters, including correspondence from a resident of the Grand Trails neighborhood regarding the trash and recycling containers in the District provided by Best Trash. She reported that the manufacturer of the black recycling carts, which are the original carts distributed to residents in the District, changed the mold, so the new carts, which are green, look different than the original ones. Ms. Leighton reported that the Grand Trails resident requested that the District change all remaining original black recycling carts out for the new green carts at a cost to the District. Following discussion, the Board concurred not to change out the black recycling carts in the District with the green carts, at this time.

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 60% complete.

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 recommended approval of Pay Estimate No. 6 and Final to Fellers & Clark, LP in the amount of \$1,000.00 and acceptance of 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 recommended approval of Pay Estimate No. 6 and Final in the amount of \$12,541.56 to DeCrosta Construction, LLC and acceptance of 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 80% complete. He recommended that the Board approve Pay Estimate No. 4 in the amount of \$75,751.26 to Champions.

Mr. Wagner discussed a proposed change order (the "Change Order") necessary for completion of rehabilitation of Westpark Lakes Pond B due to unforeseen field conditions. He stated that, before the Board can approve the Change Order, due to the amount of the Change Order, the District needs to obtain Texas Commission on Environmental Quality ("TCEQ") approval of the Change Order. He noted that R.G. Miller submitted a request for approval of the Change Order to the TCEQ. Following discussion, the Board concurred to hold a special meeting to consider the Change Order, after the District receives TCEQ approval.

FORT BEND COUNTY BELLAIRE BOULEVARD RIGHT TURN LANE PROJECT

Mr. Wagner gave an update on design of the proposed right turn lanes on Bellaire Boulevard to be installed by the County and reported that R.G. Miller returned comments on the initial design plan.

STORM WATER PERMITTING MATTERS

Mr. Wagner reviewed the District's Annual Report for the Phase II MS4 Storm Water Management Plan pursuant to the General Permit TXR040000.

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

Mr. Carpenter provided an update regarding the request from Crestwater HOA for relief from the contracted water charges pursuant to the Water Supply Agreement between Crestwater HOA. He reported that ABHR submitted a proposed amendment to the Water Supply Agreement to Crestwater HOA for comments and received no response.

UPDATE ON BOND APPLICATION NO. 11

Mr. Wagner gave an update on preparation of bond application no. 11 and reported that the application was declared administratively complete on February 6, 2023.

After review and discussion, based on the engineer's recommendation, Director Bridges moved to (1) approve the engineer's report; (2) approve Pay Estimate No. 6 and Final in the amount of \$1,000.00, to Fellers & Clark, LP for construction of the water, sewer, and drainage facilities to serve Grand Trails, Section 1 and accept the project; (3) approve Pay Estimate No. 6 and Final in the amount of \$12,541.56 to DeCrosta Construction, LLC for construction of the paving to serve Grand Trails, Section 1 and accept the project; (4) approve Pay Estimate No. 4 to Champions in the amount of \$75,751.26 for construction of the Westpark Lakes Detention Pond Rehabilitation project; and (5) approve the Annual Report for the Phase II MS4 Storm Water Management Plan, authorize the District's engineer to file such Annual Report with the TCEQ, and direct that such Annual Report be filed appropriately and retained in the District's official records. 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. He gave an update on construction of the trail and landscape amenity improvements project for the detention basins located in Westpark Lakes and reported that a pre-construction meeting is scheduled for Monday, March 6, 2023, at 11:00 a.m. Following review and discussion, Director Bridges moved to approve the landscape architect's report. Director Mathews seconded the motion, which passed by unanimous vote.

DISTRICT WEBSITE MATTERS

Director Lajoie provided an update on 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.

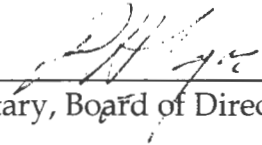
CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, SECTION 551.076, AND SECTION 551.087 TEXAS GOVERNMENT CODE

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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