

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50

September 6, 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 6th day of September, 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 Directors Stubblefield and Mathews, thus constituting a quorum.

Also present at the meeting were: Paula Vitello, resident in the District; Bobby Ferguson of Parkway Lakes Development, Inc.; Sharez Prasla, Azim Makanojiya, and Sonil Maknojiya of Creative Loop, LLC; 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"); Craig Rathmann of Rathmann & Associates, L.P.; Mark Eyring of Mark C. Eyring, CPA, PLLC; and Aaron Carpenter and Cheryl Panozzo of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Mr. Prasla inquired regarding a request from Creative Loop, LLC to the District for reservation of water supply and sewage treatment capacity for a proposed Kroozin Car Wash (the "Car Wash") located at the northeast corner of Parkway Lakes Boulevard and Bellaire Boulevard. Discussion ensued regarding the timing for commencement of construction of the Car Wash. Mr. Prasla also inquired regarding a shared access easement from Bellaire Boulevard via the existing gravel driveway that leads to the District's abandoned interim Wastewater Treatment Plant site. He noted that Creative Loop, LLC is interested in participating in a share of the costs to improve the existing gravel driveway in consideration of a second point of access for the Car Wash. Following discussion, the Board directed R.G. Miller to coordinate with ABHR regarding preparation of an agreement related to a shared access easement with Creative Loop, LLC to be presented to the Board next month.

MINUTES

The Board reviewed the minutes of the regular meeting held on August 2, 2023. After review and discussion, Director Lajoie moved to approve the minutes of the regular meeting held on August 2, 2023, 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. He reported that 99.13% of the 2022 tax levy had been collected as of August 31, 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 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.

Ms. Austin reviewed a proposed budget for the fiscal year ending September 30, 2023, a copy of which is included in the bookkeeper's report.

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; and (2) adopt the budget for the fiscal year ending September 30, 2024, as submitted. Director Lajoie seconded the motion, which passed by unanimous vote.

REVIEW ARBITRAGE REBATE REPORTS FOR SERIES 2018 REFUNDING BONDS

Mr. Carpenter stated that OmniCap Group LLC has completed the Interim Excess Earnings Reports on the Series 2018 Refunding Bonds (the "Report"). He added the Report reflects that no yield reduction payment is due to the Internal Revenue Service.

ENGAGE AUDITOR TO CONDUCT AUDIT FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2023

Mr. Eyring presented an engagement letter to perform the District's audit for the fiscal years ending September 30, 2023, and September 30, 2024. Following review and discussion, Director Bridges moved to (1) engage Mark C. Eyring, CPA, PLLC to perform the audits for the District's fiscal years ending September 30, 2023, and September 30, 2024; and (2) authorize execution of the engagement letter and direct that the engagement letter be filed appropriately and retained in the District's official records. Director Lajoie seconded the motion, which passed by unanimous vote.

RESOLUTION EXPRESSING INTENT TO REIMBURSE

Mr. Carpenter stated that the District will in the future fund from the operating account a portion of the costs of the Water Plant No. 2 Expansion No. 1 project. Mr. Carpenter reviewed a Resolution Expressing Intent to Reimburse reflecting that the District would reimburse the operating account with future bond proceeds for the Water Plant No. 2 Expansion No. 1 project. Following review and discussion, Director Bridges moved to adopt a Resolution Expressing Intent to Reimburse 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.

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 94.1% and reported on maintenance performed at the District's facilities.

Mr. Carpenter discussed a Notice of Stage 1 Drought Conditions that the District received from North Fort Bend Water Authority ("NFBWA").

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 \$349.83, 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

The Board discussed garbage and recycling matters.

NFBWA MATTERS

Mr. Carpenter updated the Board on NFBWA matters.

DEVELOPMENT IN THE DISTRICT

Mr. Ferguson provided an update on development in the District and reviewed the attached District West rendering and development map.

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 construction of the Water Plant No. 2 Expansion No. 1 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 and stated construction is 70% complete.

SUB-REGIONAL DETENTION PHASE III

Mr. Wagner gave an update on construction of the sub-regional detention phase III project and stated construction is 60% complete. He recommended that the Board approve Pay Estimate No. 2 in the amount of \$612,981.00 to Harris Construction Company, LLC ("Harris").

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 complete. He noted that hydro mulch application will be completed after construction of the Westpark Lakes trail and landscape amenity improvements project is complete.

FORT BEND COUNTY BELLAIRE BOULEVARD RIGHT TURN LANE PROJECT

Mr. Wagner gave an update on design of the right turn lanes on Bellaire Boulevard to be installed by Fort Bend County.

DEEDS, EASEMENTS, APPRAISALS, CONSENTS TO ENCROACHMENT, ENCROACHMENT AGREEMENTS, ASSIGNMENTS 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 reported that the District received a request for 103 equivalent single-family sanitary sewer and water connections ("ESFC") for a proposed volunteer fire department facility at 7525 S. Peek Road.

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. 2 in the amount of \$612,981.00 to Harris for construction of the sub-regional detention phase III project; and (3) authorize ABHR to prepare a Utility Commitment Letter for 103 ESFC for a proposed volunteer fire department facility. Director Lajoie seconded the motion, which passed unanimously.

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

The Board reviewed the landscape architect report prepared by KGA/DeForest Design, LLC, a copy of which is attached. After review and discussion, Director Bridges moved to approve the landscape architect report. Director Lajoie seconded the motion, which passed by unanimous vote.

WESTPARK LAKES DETENTION POND REHABILITATION (Continued)

Director Lewis reported that the Westpark Lakes fountains (the "Fountains"), which are owned by the homeowners association, were removed by the contractor for the Westpark Lakes Detention Pond Rehabilitation project, and are now non-operational. Following discussion, the Board directed R.G. Miller to present a change order for the purchase of the Fountain replacement parts next month.

PARK AND RECREATIONAL FACILITY PLANNING MATTERS (Continued)

The Board discussed establishing rules and regulations for the use of District park and recreational facilities and concurred to defer further discussion to next month.

DISTRICT WEBSITE MATTERS, INCLUDING AMEND WEBSITE DEVELOPMENT AND MANAGEMENT AGREEMENT WITH THE TEXAS NETWORK

Mr. Carpenter reviewed a Second Amendment to Website Development and Management Agreement with The Texas Network. Following review and discussion, Director Bridges moved to approve the Second Amendment to Website Development and Management Agreement with The Texas Network and direct that such agreement be filed appropriately and retained in the District's official records. Director Lajoie seconded the motion, which passed unanimously.

DISTRICT SECURITY MATTERS

There was no discussion on this matter.

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.

CONDUCT PUBLIC HEARING REGARDING DISTRICT'S TAX RATE, ADOPT ORDER LEVYING TAXES, AND AUTHORIZE EXECUTION OF AMENDMENT TO INFORMATION FORM

Mr. Flores stated that the notice was published of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2023 total tax rate of \$0.87.

Director Lewis then opened the public hearing. There being no comments from the public, Director Lewis closed the public hearing.

Mr. Rathmann reviewed a 2023 tax rate analysis and a homestead exemption analysis with the Board, copies of which are attached. He recommended a debt service tax rate of \$0.55 per \$100 of assessed valuation. The Board discussed a proposed maintenance tax rate of \$0.30 per \$100 of assessed valuation.

Mr. Carpenter presented an Order Levying Taxes reflecting the proposed 2023 tax rate. Mr. Carpenter then presented to the Board an Amendment to Information Form reflecting the 2023 tax rate. After review and discussion, Director Bridges moved to adopt the Order Levying Taxes reflecting a total 2023 tax rate of \$0.85 per \$100 of assessed valuation, comprised of \$0.55 to pay debt service and \$0.30 for operations and maintenance, and authorize execution of the Amendment to Information Form, and direct that the Order and the Amendment be filed appropriately and retained in the District's official records. Director Lajoie seconded the motion, which passed by unanimous vote.


PARK AND RECREATIONAL FACILITY PLANNING MATTERS (Continued)

Following discussion, the Board directed ABHR to send a letter to Fort Bend County Precinct 4 Commissioner Dexter McCoy regarding partnering with the District on proposed District improvements.

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

(SEAL)




Secretary, Board of Directors

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