

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50

November 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 November, 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 Mathews, thus constituting a quorum.

Also present at the meeting were: Paula Vitello, resident in the District; Alex Flores of Tax Tech, Inc.; Justin Wagner of R.G. Miller Engineers, Inc. ("RG Miller"); Wendy Austin of District Data Services, Inc.; Calvin Browne of Municipal District Services, LLC ("MDS"); Phil Halbert of Champions Hydro-Lawn, Inc. ("Champions"); Justin Klump of Storm Water Solutions, LLC; Kelly Gard of KGA/DeForest Design, LLC ("KGA"); Duncan Flintoff of Quiddity Engineering, LLC ("Quiddity"); Avik Bonnerjee of B&A Municipal Tax Service, LLC; and Aaron Carpenter and Cheryl Panozzo of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Mr. Carpenter reported that the District received correspondence from District residents regarding landscaping maintenance within the medians (the "Medians") in the District on Bellaire Boulevard adjacent to the Shops at Bella Terra. Director Lewis reported that the Medians were recently mowed. Mr. Carpenter stated that he contacted MRLP Retail Partners, Ltd. regarding their maintenance obligations pursuant to the Economic Development Agreement for the Shops at Bella Terra with the District.

Mr. Carpenter then reported that the District received an inquiry from a District resident regarding a necessary sidewalk repair due to infiltration. Mr. Browne stated MDS determined that the issue with the sidewalk is due to a valve that sunk and the District will restore the sidewalk.

Mr. Carpenter also reported that the District received correspondence from a resident of Westpark Lakes regarding the sidewalk recently constructed behind their property. He stated the resident reported that installation of the sidewalk caused ponding of water and noted that this issue will be discussed later in the meeting during park and recreational facility planning matters.

MINUTES

The Board reviewed the minutes of the regular meeting held on October 4, 2023. After review and discussion, Director Lajoie moved to approve the minutes of the regular meeting held on October 4, 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. 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 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 dated September, 2023. 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 and discussion, the Board directed that the Sales Tax Audit Report be filed appropriately and retained in the District's official records.

RESOLUTION VOTING FOR DIRECTOR FOR BOARD OF DIRECTOR ELECTION FOR FORT BEND CENTRAL APPRAISAL DISTRICT

The Board concurred to defer this matter 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.

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.

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.

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; (2) adopt a Resolution Regarding Annual Review of Investment Policy reflecting that no changes were made to the policy and direct that such Resolution be filed appropriately and retained in the District's official records; and (3) 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 such Resolution be filed appropriately and retained in the District's official records. Director Stubblefield seconded the motion, which passed by unanimous vote.

REVIEW FINAL ARBITRAGE REBATE REPORT FOR SERIES 2013 BONDS

Mr. Carpenter stated that OmniCap Group LLC has completed the Final Excess Earnings Report on the Series 2013 Bonds (the "Report"). He added the Report reflects that no yield reduction payment is due to the Internal Revenue Service.

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 98.1% and reported on maintenance performed at the District's facilities.

Director Lewis discussed the removal of approximately 18 dead trees in the District.

After review and discussion, Director Bridges moved to (1) approve the operator's report; (2) authorize MDS to remove approximately 18 dead District trees in a total amount not to exceed \$10,000.00; and (3) authorize MDS to turn over one account in the amount of \$147.60, 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.

GARBAGE AND RECYCLING SERVICE MATTERS

The Board discussed garbage and recycling matters.

NORTH FORT BEND WATER AUTHORITY ("NFBWA") MATTERS

Ms. Miller updated the Board on NFBWA matters.

DEVELOPMENT IN THE DISTRICT

Mr. Carpenter discussed the proposed Kroozin Car Wash in the District located at the northeast corner of Parkway Lakes Boulevard and Bellaire Boulevard. He reported that the Letter Agreement for Improvement of Access Drive and Driveway Tie-In project (the "Letter Agreement") between the District and Creative Loop, LLC was revised to include language that states that the site will be used solely for car wash use and the revised Letter Agreement was approved by Creative Loop, LLC.

STORM WATER PERMITTING MATTERS

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 construction of the Water Plant No. 2 Expansion No. 1 project and stated that a Notice to Proceed for the project was issued on November 1, 2023.

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 99% complete. Mr. Wagner stated BGE, Inc. recommends that the Board approve Pay Estimate No. 3 in the amount of \$929,712.62 to R Construction Civil, LLC ("R Construction").

Mr. Wagner then stated that BGE, Inc. recommends that the Board approve Change Order No. 3 to the contract with R Construction, resulting in an increase to the contract in the amount of \$46,632.20. After discussion, and based on the engineer's recommendation, the Board determined that Change Order No. 3 is beneficial to the District.

SUB-REGIONAL DETENTION PHASE III

Mr. Wagner gave an update on construction of the sub-regional detention phase III project and stated construction is 80% complete.

WESTPARK LAKES DETENTION POND REHABILITATION

Mr. Wagner gave an update on construction of the Westpark Lakes Detention Pond Rehabilitation project and stated construction is 99% 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 and acquisition of the necessary easements for the project.

GEOGRAPHIC INFORMATION SYSTEM

Mr. Flintoff presented a proposal from Quiddity in the amount of \$16,650.00 to add several new properties in the District to the Districts' Geographic Information System database.

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. 3 in the amount of \$929,712.62 to R Construction for construction of the water, sanitary sewer, and storm sewer facilities to serve the Light Haven at District West development; (3) approve Change Order No. 3 in the amount of \$46,632.20 to the contract with R Construction for construction of the water, sanitary sewer, and storm sewer facilities to serve the Light Haven at District West development, based on the Board's finding that the change order is beneficial to the District; and (4) approve the proposal from Quiddity in the amount of \$16,650.00 and direct that such proposal be filed appropriately and retained in the District's official records. 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.

The Board discussed replacement of park rules signs (the "Signs") in the District. Mr. Halbert reported that there are a total of nine Signs throughout the District that need to be replaced.

Mr. Halbert presented a proposal from Champions to replace approximately 15 linear feet of the concrete edge of the Parkway Lakes, Section 1, Reserve K pond in the amount of \$22,500.00.

Following review and discussion, Director Stubblefield moved to (1) authorize Champions to replace nine Signs in the District and install Signs at the Westpark Lakes detention ponds at a total cost not to exceed \$2,500.00; and (2) approve the proposal from Champions in the amount of \$22,500.00 and direct that it be filed appropriately and retained in the District's official records. Director Bridges seconded the motion, which passed by unanimous vote.

DISTRICT WEBSITE MATTERS

There was no discussion on this matter.

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

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.

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 stated KGA is coordinating the substantial completion walkthrough for the project. He recommended that the Board approve Pay Estimate No. 8 in the amount of \$17,074.12 to Triple E Landscapes ("Triple E").

Discussion ensued regarding the report of ponding of water caused by the installation of the sidewalk at the Westpark Lakes detention basin. Following discussion, the Board directed KGA to coordinate with RG Miller on necessary site restoration to eliminate the ponding.

After review and discussion, Director Bridges moved to (1) approve the landscape architect report; and (2) approve Pay Estimate No. 8 in the amount of \$17,074.12 to Triple E for construction of the trail and landscape amenity improvements project. Director Stubblefield seconded the motion, which passed by unanimous vote.

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

(SEAL)



/s/ Peter Lajoie
Secretary, Board of Directors

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