

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50

February 7, 2024

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 February, 2024, 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
Paula Vitello	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: Bobby Ferguson of Parkway Lakes Development, Inc.; Sharez Prasla, Azim Makanojiya, and Sonil Maknojia of Creative Loop, LLC; Alex Flores of Tax Tech, Inc. ("Tax Tech"); Wendy Austin of District Data Services, Inc.; Calvin Browne of Municipal District Services, LLC ("MDS"); Justin Wagner and Mark Gehringer of R.G. Miller Engineers, Inc. ("R.G. Miller"); Phil Halbert of Champions Hydro-Lawn, Inc. ("Champions"); Kelly Gard of KGA/DeForest Design, LLC ("KGA"); David Beyer of Storm Water Solutions, LLC ("SWS"); Craig Rathmann of Rathmann & Associates, L.P.; and Christina Miller, Aaron Carpenter, and Cheryl Panozzo of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Mr. Carpenter gave a report regarding correspondence from a District resident regarding landscaping maintenance within the medians (the "Medians") in the District on Bellaire Boulevard adjacent to the Shops at Bella Terra. Discussion ensued.

MINUTES

The Board reviewed the minutes of the regular meeting held on January 3, 2024. After review and discussion, Director Bridges moved to approve the minutes of the regular meeting held on January 3, 2024, as submitted. Director Stubblefield 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 53.64% of the 2023 tax levy had been collected as of January 31, 2024. 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 Vitello seconded the motion, which passed by unanimous vote.

ARBITRAGE REBATE REPORT FOR 2018A BONDS

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

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 the 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 Stubblefield 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. After review and discussion, Director Stubblefield moved to approve the bookkeeper's report, investment report, and payment of the bills listed in the report. Director Bridges 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 94.2% and reported on maintenance performed at the District's facilities.

Mr. Browne provided an update on installation of smart meters in the District and stated he anticipates that the smart meters will be installed no later than May 2024. He noted that MDS will distribute information on the EyeOnWater app to smart meter users in the District after installation of all smart meters is complete.

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.

Mr. Browne reviewed the 2023 Water Usage Reporting Form for the District and noted that the form will be submitted to North Fort Bend Water Authority ("NFBWA") prior to the March 1, 2024 deadline.

After review and discussion, Director Bridges 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 (3) authorize MDS to turn over eight accounts in the total amount of \$2,234.29, 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

There was no discussion on garbage and recycling matters.

RENEWAL OF DISTRICT'S INSURANCE POLICIES

Mr. Carpenter stated that the District's insurance policies placed through Brown & Brown Lone Star Insurance Services, Inc. ("Brown & Brown") will expire on April 9, 2024. Following discussion, the Board directed ABHR to obtain a proposal for renewal of the District's insurance policies from Brown & Brown.

NFBWA MATTERS

Mr. Carpenter updated the Board on NFBWA matters. The Board discussed enrolling in the 2024 NFBWA Water Provider Conservation Program (the "2024 Program"). After discussion, Director Lewis moved to authorize ABHR to submit the 2024 Program enrollment form as discussed to the NFBWA prior to the March 1, 2024 deadline. Director Bridges seconded the motion, which passed by unanimous vote.

DEVELOPMENT IN THE DISTRICT

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

In response to an inquiry by Mr. Prasla, Mr. Carpenter provided an update on the Interim Water Supply Agreement (the "Water Supply Agreement") with Fort Bend County Municipal Utility District No. 133 ("FB 133") to temporarily provide the District with eight equivalent single-family connections necessary for the proposed Kroozin Car Wash to be located at the northeast corner of Parkway Lakes Boulevard and Bellaire Boulevard Tract until the District completes construction of the Water Plant No. 2, Phase 1 Expansion Project. He stated that the Water Supply Agreement was approved by the District and the FB 133 Boards and is being reviewed by the FB 133 attorney and engineer for final confirmation.

ENGINEERING MATTERS

Mr. Wagner introduced Mr. Gehringer to the Board. Mr. Wagner stated that he is changing jobs and Mr. Gehringer will be representing R.G. Miller at future Board meetings.

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 construction is 25% complete.

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 stated that construction is 99% complete and inspection of the project by the Texas Commission on Environmental Quality ("TCEQ") is pending.

SUB-REGIONAL DETENTION PHASE III

Mr. Wagner gave an update on construction of the sub-regional detention phase III project and stated construction is complete. He recommended that the Board approve Pay Estimate No. 5 in the amount of \$66,804.13 and Pay Estimate No. 6 and Final in the amount of \$110,418.75 to Harris Construction Company, LLC ("Harris") and acceptance of the project.

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.

PARKWAY LAKES, SECTION 1, RESERVE K POND REPAIR

Mr. Wagner gave a report on the necessary repair of the concrete edge of the Parkway Lakes, Section 1, Reserve K pond. He stated that R.G. Miller will coordinate with Champions on recommended repairs and present the repair as part of the District's Capital Improvement Plan at a future Board meeting.

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 noted that ABHR is negotiating one remaining easement needed for the project with Sam's.

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. Carpenter presented a Utility Commitment Letter for 2 equivalent single-family sanitary sewer and water connections for a proposed Richmond Community Center located at 21404 Beechnut Street. He noted that no taps will be issued for the development until after the Water Plant No. 2 Expansion No. 1 project is complete and the necessary non-taxable user capital improvement fee has been paid.

FORT BEND COUNTY SOUND WALL INSTALLATION PROJECT

Mr. Wagner reported that R.G. Miller submitted an Open Records Request to Fort Bend County for the design plans for the proposed TX-99 frontage road from Long Meadow Farms to Bellaire Boulevard to determine whether installation of a sound wall is included in the plans.

After review and discussion, Director Bridges moved to (1) approve the engineer's report; (2) approve Pay Estimate No. 5 in the amount of \$66,804.13 and Pay Estimate No. 6 and Final in the amount of \$110,418.75 to Harris for construction of the sub-regional detention phase III project and accept the project; and (3) approve the Utility Commitment Letter for the proposed Richmond Community Center, subject to final review, and direct that the letter be filed appropriately and retained in the District's official records. Director Vitello seconded the motion, which passed unanimously.

STORM WATER PERMITTING MATTERS

Mr. Beyer updated the Board on the District's Storm Water Management Plan ("SWMP"). He reviewed the District's Year 5 Annual Report for the Phase II MS4 SWMP pursuant to the General Permit TXR040000, a copy of which is attached. Mr. Beyer reported that the TCEQ is delaying issuance of the Phase II MS4 General Permit, TXR040000, which expired on January 24, 2024, until August 2024. Mr. Beyer then began his training session with the Board. He reviewed the attached summary of objectives pursuant to the Districts' SWMP for the Year 5 Extension. Mr. Beyer also presented the attached public education outreach flyer (the "Flyer") in connection with the District's SWMP and requested approval from the Board to insert the Flyer in the water bill and post the materials to the District's website.

Following review and discussion, Director Stubblefield moved to (1) approve the Annual Report for the Phase II MS4 Storm Water Management Plan, authorize SWS 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; and (2) authorize MDS to include the Flyer in the water bill and the District's website manager to post the Flyer to the District's website. Director Bridges seconded the motion, which passed unanimously.

GEOGRAPHIC INFORMATION SYSTEM ("GIS") MATTERS

There was no discussion on this matter.

REPORT ON MAINTENANCE OF DISTRICT DETENTION PONDS AND FACILITY SITES

Mr. Halbert provided a report 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. He reported that the project's three-month maintenance period ends on February 7, 2024, and a final project walkthrough is being coordinated. Mr. Gard recommended that the Board approve Pay Estimate No. 11 in the amount of \$12,983.22 to Triple E Landscapes ("Triple E").

Mr. Gard then discussed Change Order No. 2 to the contract with Triple E for the replacement of 9 dead trees at Pete's Park, which was approved by the Board at last month's meeting, and reported that the final amount of Change Order No. 2 is \$8,180.00. He noted that the 9 replacement trees installed at Pete's Park are not guaranteed due to lack of existing irrigation.

After review and discussion, Director Bridges moved to (1) approve the landscape architect report; and (2) approve Pay Estimate No. 11 in the amount of \$12,983.22 to Triple E for construction of the Westpark Lakes trail and landscape amenity improvements project. Director Vitello seconded the motion, which passed unanimously.

DISTRICT WEBSITE MATTERS

There was no discussion on this matter.

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

Mr. Carpenter provided an update on installation of new security cameras for the water plant and wastewater treatment plant.

2024 DIRECTORS ELECTION

Mr. Carpenter discussed procedures related to the 2024 Directors Election. He reviewed an Order Calling Directors Election. Mr. Carpenter discussed that Notice of Election may be required to be posted or published and provided to the County Clerk and Voter Registrar of Fort Bend County. Following review and discussion, Director Stubblefield moved to (1) adopt the Order Calling Directors Election and direct that the Order be filed appropriately and retained in the District's official records; and (2)

authorize the Secretary's agent to post or publish and provide the Notice of Election to the County Clerk and Voter Registrar, if required. Director Bridges seconded the motion, which passed unanimously.

ADOPT RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

Mr. Rathmann reviewed a 2024 tax exemption analysis with the Board, a copy of which is attached. Mr. Carpenter then reviewed a Resolution Concerning Exemptions from Taxation. After review and discussion, Director Vitello moved to adopt the Resolution Concerning Exemptions from Taxation, reflecting that the Board of Directors grants a general residential homestead exemption of 8% (but not less than \$5,000), and grants a \$28,000 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 Stubblefield seconded the motion, which passed by unanimous vote.

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)



Paula Vitello
Secretary, Board of Directors

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