

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50

March 5, 2025

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 5th day of March, 2025, 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:

Leon Bridges	President
Ken Mathews	Vice President
Paula Vitello	Secretary
Sandy Lewis	Assistant Secretary
Reginald Stubblefield	Assistant Vice President

and all of the above were present, thus constituting a quorum.

Also present at the meeting were: Bobby Ferguson and Corey Ferguson of Parkway Lakes Development, Inc.; Drake Dominy of Pelican Builders; Craig Lewis of the North Fort Bend Water Authority ("NFBWA") and District resident; Rick Harsh of the North Fort Bend Redevelopment Authority; Bill Calderon of Calderon Economic Development Strategies, LLC, representing North Fort Bend Redevelopment Authority; Alex Flores of Tax Tech, Inc.; Roshell Arterburn of District Data Services, Inc.; Calvin Browne of Municipal District Services, LLC ("MDS"); Phil Halbert of Storm Water Solutions, LLC ("SWS"); Andy Mersmann and Andrew Paderanga of BGE, Inc. ("BGE"); Loren Morales of Rathmann and Associates, L.P. ("Rathmann"); Corrie Aday and John Hill of Brown & Brown Lone Star Insurance Agency Inc. ("Brown & Brown"); and Aaron Carpenter, Cheryl Panozzo, and Elizabeth Cone of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no comments from the public.

MINUTES

The Board reviewed the minutes of the regular meeting held on February 5, 2025. After review and discussion, Director Vitello moved to approve the minutes of the regular meeting held on February 5, 2025, as submitted. Director Mathews seconded the motion, which passed by unanimous vote.

RENEWAL OF DISTRICT'S INSURANCE POLICIES

Mr. Hill and Ms. Aday reviewed a proposal for insurance from Brown & Brown, which includes a list of the District's facilities provided by BGE. Discussion ensued regarding renewal of the insurance policies and the addition of cyber liability protection. Following review and discussion, Director Bridges moved to approve the proposal for renewal of the District's insurance from Brown & Brown, including cyber liability and data breach response coverage 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.

TAX ASSESSMENT AND COLLECTION MATTERS

Mr. Flores reviewed the tax assessor/collector's report, a copy of which is attached. He reported that 96.13% of the 2024 tax levy had been collected as of February 28, 2025. After review and discussion, Director Stubblefield moved to approve the tax assessor/collector's report and payment of the bills listed in the report. Director Matthews seconded the motion, which passed by unanimous vote.

ADOPT RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

Mr. Morales reviewed a 2025 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 Mathews moved to adopt the Resolution Concerning Exemptions from Taxation, reflecting that the Board of Directors grants a general residential homestead exemption of 9% (but not less than \$5,000), and grants a \$40,000 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.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Arterburn 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 check no. 1359 to Texas Underground Utilities, Inc. ("Texas Underground") in the amount of \$584,258.12, subject to Board approval during presentation of the engineer's report, and the following checks related to renewal of the District's insurance policies: check nos. 11172 to Brown & Brown in the amount of \$8,873.00, check no. 11173 to Texas Mutual Insurance Company in the amount of \$400.00, and check no. 11174 to TML IRP in the amount of \$94,929.66.

After review and discussion, Director Vitello moved to approve the bookkeeper's report, investment report, and payment of the bills listed in the report, including check no. 1359 to Texas Underground in the amount of \$584,258.12, subject to Board approval

during presentation of the engineer's report, check nos. 11172 to Brown & Brown in the amount of \$8,873.00, check no. 11173 to Texas Mutual Insurance Company in the amount of \$400.00, and check no. 11174 to TML IRP in the amount of \$94,929.66. Director Stubblefield 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 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 Stubblefield seconded the motion, which passed by unanimous vote.

ECONOMIC DEVELOPMENT AGREEMENT AMONG THE DISTRICT, PARKWAY LAKES MASTER, LTD., AND THE NORTH FORT BEND REDEVELOPMENT AUTHORITY (THE "ECONOMIC DEVELOPMENT AGREEMENT")

Mr. Harsh introduced himself to the Board. Mr. Corey Ferguson provided an update on development in the District and reviewed a proposed site plan for the District West development, a copy of which is attached.

Mr. Calderon discussed the performance measures in the Economic Development Agreement that determine the potential grant amounts that Parkway Lakes Master, Ltd. (the "Developer") can potentially receive from the District. He noted that pursuant Article II, Section 1 of the Economic Development Agreement, the Developer is required to obtain consents (the "Consents") to the Economic Development Agreement from owners of property not owned by the Developer (the "Non-Participating Property Owners") in order for the Economic Development Agreement to apply to that portion of property. Mr. Calderon then delivered Consents from certain Non-Participating Property Owners, copies of which are filed in the District official records, and said that the Developer is requesting that the Board acknowledge the District's receipt of the Consents as of the effective date of the Economic Development Agreement, in order for the Economic Development Agreement to apply to the Non-Participating Property Owners' properties. Following discussion, the Board concurred to take the Developer's request into consideration.

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 Mathews 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 Vitello 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.

AMENDMENT TO RECREATIONAL FACILITIES AGREEMENT WITH WESTHEIMER PARKWAY LAKES ASSOCIATION, INC.

Mr. Carpenter provided an update on an amendment to the Recreational Facilities Agreement with Westheimer Parkway Lakes Association, Inc.

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 100.6% and reported on maintenance performed at the District's facilities.

Mr. Browne provided an update on the installation of smart meters in the District and reported that 69 smart meters remain to be installed.

After review and discussion, Director Stubblefield moved to (1) approve the operator's report; and (2) authorize MDS to turn over three accounts in the total amount of \$353.50, deemed to be uncollectible, to a collection agency. Director Vitello seconded the motion, which passed unanimously.

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 Vitello seconded the motion, which passed unanimously.

APPROVE ANNUAL REPORT ON IMPLEMENTATION OF WATER CONSERVATION PLAN AND AUTHORIZE SUBMITTAL TO NFBWA

Mr. Carpenter discussed the annual report on implementation of the District's Water Conservation Plan with the Board. He added that MDS will file the report with the NFBWA. After review and discussion, Director Bridges moved to approve the annual report on implementation of the Water Conservation Plan, authorize MDS to file the report with the NFBWA, and direct that the report be filed appropriately and retained in the District's official records. Director Stubblefield seconded the motion, which passed unanimously.

CONDUCT ANNUAL REVIEW OF DROUGHT CONTINGENCY PLAN

The Board reviewed the District's current Drought Contingency Plan ("Plan"). The Board concurred that no changes were necessary to the current Plan and 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 Stubblefield 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. The Board discussed the District's enrollment in the 2025 NFBWA Water Provider Conservation Program.

DEVELOPMENT IN THE DISTRICT

Mr. Dominy gave an update on the Light Haven District West development by Pelican Builders.

ENGINEERING MATTERS

Mr. Mersmann 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. Mersmann gave an update on construction of the Water Plant No. 2 Expansion No. 1 project and stated R.G. Miller Engineers, Inc. ("R.G. Miller") reported that the contractor ran the pump for three hours on March 3, 2025, for testing and final electrical testing is to be completed this week.

Mr. Mersmann presented Pay Estimate Nos. 7 and 10 in the amounts of \$60,300.00 and \$618,682.50, respectively, to Alsay Incorporated ("Alsay") and recommended that the Board approve the pay estimates subject to approval from R.G. Miller.

SUB-REGIONAL DETENTION BASIN, STORM SEWER OUTFALL AND JUNCTION BOX AND WATERLINE PROJECT

Mr. Mersmann gave an update on construction of the Sub-Regional Detention Basin, Storm Sewer Outfall and Junction Box and Waterline project for the outfall from the proposed junction box to the Sub-Regional Detention Basin. He reported that execution of a Utility Commitment Letter by the developer and necessary easements for the project are being coordinated.

WATER, SANITARY SEWER, AND DRAINAGE FACILITIES TO SERVE PACIFIC PEEK, LTD. (DISTRICT WEST MIXED-USE DEVELOPMENT)

Mr. Mersmann gave an update on construction of the water, sanitary sewer, and drainage facilities to serve District West. He recommended that the Board approve Change Order No. 1 to the contract with Texas Underground, resulting in an increase to the contract in the amount of \$22,543.00 for a change in storm sewer pipe size. After discussion, and based on the engineer's recommendation, the Board determined that Change Order No. 1 is beneficial to

the District. Mr. Mersmann then recommended that the Board approve Pay Estimate No. 1 in the amount of \$584,258.12 to Texas Underground.

WESTPARK LAKES POND B RETAINING WALL REPAIR

Mr. Mersmann reported that BGE is coordinating with SWS on a repair recommendation for the Westpark Lakes Pond B retaining wall.

GENERATORS AT DISTRICT LIFT STATIONS

Mr. Mersmann gave an update on the installation of generators at District lift stations. He noted that there are five District lift stations and the approximate construction/material cost for generator installation is \$200,000 per lift station. Following discussion, the Board directed BGE to present a proposal for preparation of plans and specifications for installation of generators at District lift stations next month.

FORT BEND COUNTY BELLAIRE BOULEVARD RIGHT TURN LANE PROJECT

Mr. Mersmann gave an update on design of the right turn lanes on Bellaire Boulevard to be installed by the County and reported that the County is working with utility companies to relocate existing utility lines.

CAPITAL IMPROVEMENT PLAN

Mr. Mersmann reported that BGE will present a proposal for creation of a ten-year Capital Improvement Plan for the District next month.

EMERGENCY PREPAREDNESS PLAN

Mr. Mersmann reported that BGE submitted the updated Emergency Preparedness Plan for the District to the Texas Commission on Environmental Quality.

BOND APPLICATION NO. 12

Mr. Carpenter reported that a cost summary for bond application no. 12 will be prepared after the District receives a certificate of estimated value from the Fort Bend Central Appraisal District.

Director Stubblefield left the meeting.

After review and discussion, Director Vitello moved to (1) approve the engineer's report; (2) approve Pay Estimate Nos. 1 and 10 in the amounts of \$60,300.00 and \$618,682.50, respectively, to Alsay for construction of the Water Plant No. 2

Expansion No. 1 project subject to approval from R.G. Miller; (3) approve Change Order No. 1, resulting in an increase in the amount of \$22,543.00, to the contract with Texas Underground for construction of the water, sanitary sewer, and drainage facilities to serve District West, based on the Board's finding that the change order is beneficial to the District; and (4) approve Pay Estimate No. 1 in the amount of \$584,258.12 to Texas Underground for construction of the water, sanitary sewer, and drainage facilities to serve District West. Director Lewis seconded the motion, which carried by a vote of three for the motion with Director Mathews voting against the motion.

STORM WATER PERMITTING MATTERS

There was no discussion on this matter.

GEOGRAPHIC INFORMATION SYSTEM MATTERS

There was no discussion on this matter.

REPORT ON MAINTENANCE OF DISTRICT DETENTION PONDS AND FACILITY SITES

Mr. Halbert reviewed a report on maintenance of the District's detention ponds and facility sites prepared by SWS, a copy of which is attached.

Mr. Halbert reported that the property owner located at 7314 Coldstone Creek Court received a request from the District in December to remove fence debris disposed of onto the District's property and the fence debris has not yet been removed.

Mr. Halbert then discussed fence debris disposed of onto District property by the property owner located at 7002 Bossut Drive.

Following review and discussion, Director Lewis moved to (1) authorize Champions to remove the fence debris disposed of on the District's property by the property owner located at 7314 Coldstone Creek Court and send the property owner an invoice for the cost of the fence debris removal; and (2) authorize ABHR to send a letter to the property owner located at 7002 Bossut Drive requesting that they remove the fence debris from the District's property. Director Mathews seconded the motion, which passed unanimously.

DISTRICT WEBSITE MATTERS

There was no discussion on this matter.

DISTRICT SECURITY MATTERS

Director Mathews provided an update on the proposal to implement unique security code access at the District's water plant and wastewater treatment plant sites and noted the proposal will be presented for Board approval at a future meeting and before the unique security code access system is implemented.

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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