

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50

May 7, 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 7th day of May, 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: Karen Joseph, a resident of the District; Bobby Ferguson and Corey Ferguson of Parkway Lakes Development, Inc.; David Colunga of Taylor Morrison, Inc.; Drake Dominy of Pelican Builders; Craig Lewis of the North Fort Bend Water Authority ("NFBWA") and District resident; 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 of BGE, Inc. ("BGE"); Mark Gehringer, Marco Montes, and Hasibul Hasan of R.G. Miller Engineers, Inc. ("R.G. Miller"); Stuart Natareno of Alsay Incorporated ("Alsay"); Scott Moreau of Title Construction, a subcontractor to Alsay; and Aaron Carpenter and Cheryl Panozzo of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Ms. Joseph introduced herself to the Board and stated that she is a resident of the Lost Creek subdivision and a member of the Lost Creek homeowners association Board of Directors. She reported that a portion of Pete's Park where the wrought iron fence was damaged due to a recent automobile accident needs to be mowed. Ms. Joseph inquired regarding a proposed traffic signal at Peek Road and Bellaire Boulevard and whether apartments will be developed on land adjacent to the Harmony school in the District. She also reported regarding noise complaints from the Whiskey River located in the District.

Mr. Carpenter reported that the District received a request from the homeowners association for Parkway Lakes Village (the "HOA") for assistance from the District for the cost to construct a brick fence along Grand Parkway and Westpark Tollway.

Following discussion, the Board directed ABHR to notify the HOA that the Board denied the request to contribute District funds to the HOA's fence replacement.

WATER PLANT NO. 2 EXPANSION NO. 1

Mr. Hasan gave an update on construction of the Water Plant No. 2 Expansion No. 1 project. He reported that CenterPoint ran a load bank test on the power supply to the site and determined that the transformer (the "Transformer") is undersized. Mr. Hasan stated that R.G. Miller is awaiting Transformer sizing and timeline details from CenterPoint. Mr. Hasan also reported that a temporary rental generator was used to perform electrical stress tests and all electrical tests passed successfully. He also reported that Bac-T sampling was performed while the generator was connected and the samples have been analyzed and have also passed successfully.

Mr. Natareno reported that CenterPoint indicated that a properly sized Transformer has been ordered for the project and the current lead time for the Transformer is approximately 55 weeks. He discussed the proposed use of a generator to supply power the site while waiting on CenterPoint to deliver the Transformer. He reported he is awaiting a response regarding the generator's gas intake connection and sizing.

Discussion ensued. Following discussion, Director Bridges made a motion to appoint Directors Mathews and Bridges to a committee (the "Committee") to coordinate with R.G. Miller and/or Alsay regarding the project, including coordination with CenterPoint on the Transformer sizing and related matters and gas service for the project site and on the estimated costs associated with using a generator to supply power the site. Director Stubblefield seconded the motion, which passed unanimously. Director Lewis requested that Board receive regular updates regarding the project from the Committee.

Messrs. Gehringer, Montes, Hasan, Natareno, and Moreau left the meeting.

MINUTES

The Board reviewed the minutes of the regular meeting held on April 2, 2025. After review and discussion, Director Stubblefield moved to approve the minutes of the regular meeting held on April 2, 2025, as submitted. Director Lewis 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 98.67% of the 2024 tax levy had been collected as of April 30, 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 Vitello 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 additional check no. 1360 to Texas Underground Utilities, Inc. ("Texas Underground") in the amount of \$920,994.13, subject to Board approval during presentation of the engineer's report. 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. 1360 to Texas Underground in the amount of \$920,994.13, subject to Board approval during presentation of the engineer's report. Director Stubblefield seconded the motion, which passed by unanimous vote.

The Board requested that an item be added to the agenda for the next meeting to amend the fiscal year end September 30, 2025, budget.

TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR THE ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") SUMMER CONFERENCE

The Board discussed fees of office and expenses in connection with the AWBD summer conference in San Antonio. After discussion and consideration of the District's Travel Reimbursement Guidelines, the Board concurred to authorize up to four fees of office for attendance at the conference and up to three nights at a hotel at the conference rate, with reimbursement to be submitted in accordance with the District's Travel Reimbursement Guidelines.

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

There was no discussion on this agenda item.

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

Discussion ensued regarding an amendment to the Recreational Facilities Agreement with Westheimer Parkway Lakes Association, Inc. (the "Amendment") to extend the termination date. Director Mathews reported that the management company for Westheimer Parkway Lakes Association, Inc. changed recently. Ms. Panozzo stated that she will contact the new management company regarding the Amendment.

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 100.5% and reported on maintenance performed at the District's facilities. He provided an update on the installation of smart meters in the District.

Mr. Browne reviewed the Consumer Confidence Report ("CCR") regarding the quality of the District's water and stated that it will be filed with the Texas Commission on Environmental Quality ("TCEQ") and distributed to District residents by July 1, 2025.

Mr. Browne presented a sanitary sewer manholes survey report. He stated MDS will present a list of recommended repairs at a future Board meeting.

After review and discussion, Director Stubblefield moved to (1) approve the operator's report; (2) approve the CCR and authorize it to be distributed to the District's residents and filed with the TCEQ; and (3) authorize MDS to turn over three accounts in the total amount of \$5,842.14, 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.

GARBAGE AND RECYCLING SERVICE MATTERS

The Board discussed garbage and recycling matters. Following discussion, the Board concurred to authorize MDS to include a flyer from Best Trash regarding trash collection guidelines and recyclable items in the water bill and authorize the District's website manager to post the flyer to the District's website.

NFBWA MATTERS

The Board discussed the District's enrollment in the 2025 NFBWA Water Provider Conservation Program.

DEVELOPMENT IN THE DISTRICT

Mr. Bobby Ferguson and Mr. Corey Ferguson provided updates on development in the District, including the District West development.

Mr. Colunga gave an update on the proposed development of an approximately 191.3-acre single-family home community by Taylor Morrison, Inc. located at the southeast corner of Grand Parkway and Beechnut Street.

Mr. Dominy gave an update on the Light Haven District West development by Pelican and stated that Pelican requested a commitment from the District of an additional 60 ESFC of sanitary sewer and water capacity for the next phase of homes for the Pelican development in the District. Discussion ensued.

Mr. Carpenter discussed and reviewed a Drainage Facility Maintenance Agreement between the District and Fort Bend County Municipal Utility District No. 123. Following review and discussion, Director Mathews moved to approve the Drainage Facility Maintenance Agreement with Fort Bend County Municipal Utility District No. 123 and direct that the agreement be filed appropriately and retained in the District's official records. Director Stubblefield seconded the motion, which passed unanimously.

Mr. Carpenter stated that Parkway Lakes Development, Inc. ("Parkway"), has assigned their right to receive reimbursement pursuant to the Development Financing Agreement between the District and Parkway to Cadence Bank. He reviewed a Consent to Assignment of Agreements (the "Consent") and stated that the Consent acknowledges the assignment of Parkway's right to receive reimbursement from the District pursuant to the Development Financing Agreement to Cadence Bank. After review and discussion, Director Mathews moved to approve and authorize execution of the Consent to Assignment of Agreements, subject to legal review, and direct that the Consent be filed appropriately and retained in the District's official records. Director Stubblefield seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Mersmann presented the engineer's report, a copy of which is attached, including the projects specifically addressed as follows:

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

Mr. Mersmann gave an update on design of the Sub-Regional Detention Basin, Storm Sewer Outfall and Junction Box and Waterline project and stated that BGE reviewed design plans provided by the Richmond Community Center ("RCC") engineer and returned comments. He reported that execution of a Utility Commitment Letter by RCC and necessary easements for the project are pending.

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 the District West mixed-use development. He recommended that the Board approve Change Order No. 2 to the contract with Texas Underground, resulting in an increase to the contract in the amount of \$74,690.00 for additional water line offsets due to conflicts with existing utilities, an additional sanitary sewer manhole, and additional cement stabilized sand for storm sewer facilities. After discussion, and based on the engineer's recommendation, the Board determined that Change Order No. 2 is beneficial to the District. Mr. Mersmann then recommended that the Board approve Pay Estimate No. 2 in the amount of \$920,994.13 to Texas Underground.

WESTPARK LAKES POND B RETAINING WALL REPAIR

Mr. Mersmann requested authorization from the Board to solicit bids for the Westpark Lakes Pond B retaining wall repair project.

GENERATORS AT DISTRICT LIFT STATIONS

Mr. Mersmann gave an update on the design of generators at Lift Station Nos. 2 and 4.

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 Fort Bend County (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 is working on creating a ten-year Capital Improvement Plan for the District.

BOND APPLICATION NO. 12

Mr. Mersmann presented a preliminary cost summary for bond application no. 12, a copy of which is attached to the engineer's report.

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. Mersmann discussed amending the Utility Commitment Letter for the proposed RCC development to increase the number of ESFCs to 3. He noted that no taps will be issued for the development until after the Water Plant No. 2 Expansion No. 1 project is complete.

Mr. Mersmann then requested authorization to design and advertise for bids for construction of the following District projects: (1) Blue Creek Trails detention and mass grading; (2) Blue Creek Trails Peek Road street dedication; (3) water, sanitary sewer, and drainage facilities to serve Blue Creek Trails, Section 1; (4) water, sanitary sewer, and drainage facilities to serve Blue Creek Trails, Section 2; and (5) lift station no. 7.

After review and discussion, Director Mathews moved to (1) approve the engineer's report; (2) approve Change Order No. 2, resulting in an increase in the amount of \$74,690.00 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; (3) approve Pay Estimate No. 2 in the amount of \$920,994.13 to Texas Underground for construction of the water, sanitary sewer, and drainage facilities to serve District West; (4) authorize BGE to solicit bids for repair of the Westpark Lakes Pond B retaining wall; (5) approve the amended Utility Commitment Letter for the proposed RCC development, as discussed, and direct that it be filed appropriately and retained in the District's official records; and (6) authorize design, approve plans and specifications, and authorize LJA to advertise for bids for construction of the following projects: (a) Blue Creek Trails detention and mass grading; (b) Blue Creek Trails Peek Road street dedication; (c) water, sanitary sewer, and drainage facilities to serve Blue Creek Trails, Section 1; (d) water, sanitary sewer, and drainage facilities to serve Blue Creek Trails, Section

2; and (e) lift station no. 7. Director Vitello seconded the motion, which passed unanimously.

GEOGRAPHIC INFORMATION SYSTEM MATTERS

There was no discussion on this matter.

STORM WATER PERMITTING 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.

DISTRICT WEBSITE MATTERS

There was no discussion on this matter.

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 convened in Executive Session at 2:03 p.m., pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney. All attendees left the meeting except for the Board members, Mr. Browne, Ms. Mersmann, Mr. Carpenter, and Ms. Panozzo.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION REGARDING MATTERS DISCUSSED IN EXECUTIVE SESSION

The Board reconvened in regular session at 2:35 p.m.

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

(SEAL)




Secretary, Board of Directors

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