

MINUTES  
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50

June 4, 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 4th day of June, 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: Nevah Rodriguez, a resident of the District; Bobby Ferguson of Parkway Lakes Development, Inc.; David Colunga of Taylor Morrison, Inc.; Craig Lewis of the North Fort Bend Water Authority ("NFBWA") and District resident; 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 of BGE, Inc. ("BGE"); Mark Gehringer, Marco Montes, and Hasibul Hasan of R.G. Miller Engineers, Inc. ("R.G. Miller"); Stuart Natareno and Hector Barragan of Alsay Incorporated ("Alsay"); and Aaron Carpenter, Rachel Beeton, and Cheryl Panozzo 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 May 7, 2025. After review and discussion, Director Vitello moved to approve the minutes of the regular meeting held on May 7, 2025, as submitted. 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 98.99% of the 2024 tax levy had been collected as of May 31, 2025. After review and discussion, Director Mathews 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.

## 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. After review and discussion, Director Vitello moved to approve the bookkeeper's report, investment report, and payment of the bills listed in the report. Director Stubblefield seconded the motion, which passed by unanimous vote.

## WATER PLANT NO. 2 EXPANSION NO. 1

Mr. Gehringer gave an update on construction of the Water Plant No. 2 Expansion No. 1 project. He reported that CenterPoint indicated that a properly sized transformer for the project has been located and will be installed within the next three days. Mr. Gehringer stated that R.G. Miller is making a contribution for the costs in the approximate amount of \$6,500.00 associated with correcting the undersized transformer.

Mr. Gehringer then gave a report regarding the generator's gas intake connection and sizing. He stated that CenterPoint said they will need to replace the meter to accommodate the larger conduit and provided a date for the meter install of June 17, 2025.

Following discussion, Messrs. Gehringer, Montes, Hasan, Natareno, and Barragan left the meeting.

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

Ms. Panozzo reported that she contacted the new management company for Westheimer Parkway Lakes Association, Inc. (the "HOA") regarding a proposed amendment to the Recreational Facilities Agreement (the "Amendment") with the HOA to extend the termination date. She reported the HOA manager indicated that the HOA is willing to consider an Amendment to extend the term. Mr. Carpenter noted that ABHR will submit a proposed Amendment to the HOA for approval and execution.

## 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 99.6% 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 a Generator Rental Agreement from Neil Technical Services ("NTS"), a copy of which is attached to the operator's report, to rent a portable generator in the amount of \$950.00 per month during the 2025 hurricane season, beginning June 1, 2025 and ending November 30, 2025.

Mr. Browne presented a public education outreach flyer in connection with the District's Storm Water Management Plan, a copy of which is attached to the operator's report, and reported that copies of the flyer were inserted in the water bills.

After review and discussion, Director Stubblefield moved to (1) approve the operator's report; (2) approve the Generator Rental Agreement from NTS; and (3) authorize MDS to turn over four accounts in the total amount of \$664.11, 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

There was no discussion on this matter.

## NFBWA MATTERS

There was no discussion on this matter.

## DEVELOPMENT IN THE DISTRICT

Mr. Bobby Ferguson provided an update on development in the District, including the District West development. He also presented information on development of the tracts located at the southeast intersection of Bellaire Boulevard and Peek Road, a copy of which is attached, including proposed estimated taxable values of the tracts post development.

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

Mr. Carpenter discussed the District designating certain land previously annexed into the District as Defined Area No. 1 and the process for calling a Defined Area No. 1 bond and operation and maintenance tax elections for the November 2025 uniform election date.

## 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. Discussion ensued regarding a sanitary sewer easement proposed by the RCC engineer for the development to be acquired from a resident located in the Grand Trails subdivision.

### GENERATORS AT DISTRICT LIFT STATION NOS. 2 AND 4

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.

### WESTPARK LAKES POND B RETAINING WALL REPAIR

Mr. Mersmann reported that BGE is preparing bid documents for the Westpark Lakes Pond B retaining wall repair project.

### BLUE CREEK TRAILS

Mr. Mersmann gave an update on the following District projects for the Blue Creek Trails single-family home development: (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.

### 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. Mr. Mersmann recommended that the Board approve Pay Estimate No. 3 in the amount of \$68,714.10 to Texas Underground Utilities, Inc. ("Texas Underground").

### 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 requested the Board's approval and acceptance of the following: (1) a 0.3584-acre drainage easement for detention basin expansion within a 18.95 acre tract east of Peek Road; (2) an 8.529-acre drainage easement within the proposed Blue Creek Trails development; and (3) storm sewer easements for the District West mixed-use development.

Mr. Mersmann reported that the District received requests for water and sanitary sewer capacity as follows: (1) 180 equivalent single family residential connections ("ESFCs") for the proposed District East (The Oaks) development; (2) 36 ESFCs for proposed development in District East by Pi Valley, LLC; and (3) 22 ESFCs for Lamar Consolidated Independent School District for the proposed Peek Crossing Elementary School. Mr. Mersmann stated that no taps will be issued for the proposed developments until after the Water Plant No. 2 Expansion No. 1 project is complete. He noted that Lamar Consolidated Independent School District will be required to pay the necessary non-taxable

user capital improvement fee before taps will be issued for Peek Crossing Elementary School.

Discussion ensued regarding future expansion of the District's water supply facilities.

#### 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 proposal from BGE in the amount of \$75,000.00 to prepare bond application no. 12. Mr. Mersmann then presented a preliminary cost summary for bond application no. 12 in the estimated amount of \$16,035,000, a copy of which is attached to the engineer's report. Mr. Carpenter outlined the current need for additional taxable value to support the entirety of the proposed reimbursement related to the Light Haven project to ensure conformity with the terms of the applicable development financing agreement.

The Board reviewed a Resolution Authorizing Application to the Texas Commission on Environmental Quality for Approval of Project and Bonds.

After review and discussion, Director Lewis moved to (1) approve the engineer's report; (2) approve Pay Estimate No. 3 in the amount of \$68,714.10 to Texas Underground for construction of the water, sanitary sewer, and drainage facilities to serve District West; (3) accept and authorize execution of the 0.3584-acre drainage easement, the 8.529-acre drainage easement, and the storm sewer easements for the District West mixed-use development, and direct that the easements be filed appropriately and retained in the District's official records; (4) approve Utility Commitment Letters for the proposed District East (The Oaks) development, the proposed development in District East by Pi Valley, and for Lamar Consolidated Independent School District and direct that the letters be filed appropriately and retained in the District's official records; (5) authorize BGE to prepare bond application no. 12 and approve the proposal from BGE in the amount of \$75,000.00; (6) approve a cost summary for bond application no. 12 in an amount not to exceed \$16,035,000.00; and (7) approve the Resolution Authorizing Application to the Texas Commission on Environmental Quality for Approval of Project and Bonds and direct that such resolution be filed appropriately and retained in the District's official records. Director Mathews 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.

Mr. Halbert then discussed fence debris disposed of onto District property by the property owner located at 22830 Arbor Cove Lane.

Mr. Halbert reported that the District received correspondence from Jeannette Hall of the Fort Bend Municipal Utility District No. 133 ("FB MUD 133") requesting the removal of tree branches disposed of by a resident of Westpark Lakes before the branches impair drainage of the FB MUD 133 spillways/culverts.

Mr. Halbert then reviewed a proposal from SWS, a copy of which is attached, in the amount of \$11,681.25.00 to desilt two earthen pilot channels located at the Grand Meadows Detention Pond B and to desilt a concrete apron and channel located at Long Point Slough.

Following review and discussion, Director Mathews moved to (1) authorize ABHR to send a letter to the property owner located at 22830 Arbor Cove Lane requesting that they remove the fence debris from the District's property; and (2) approve the proposal from SWS in the amount of \$11,681.25.00. Director Vitello seconded the motion, which passed unanimously.

## 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 551.072, SECTION 551.076, AND SECTION 551.087 TEXAS GOVERNMENT CODE

The Board convened in Executive Session at 1:53 p.m., pursuant to Section 551.072, Texas Government Code, to deliberate regarding real property. All attendees

left the meeting except for the Board members, Mr. Mersmann, Mr. Carpenter, Ms. Beeton, and Ms. Panozzo.

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

The Board reconvened in regular session at 2:30 p.m. No Board action was taken.

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

(SEAL)



  
Secretary, Board of Directors



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