

MINUTES  
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50

August 6, 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 6th day of August, 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 and Corey Ferguson of Parkway Lakes Development, Inc.; Craig Lewis of the North Fort Bend Water Authority ("NFBWA") and District resident; Aubrey Hepler of Taylor Morrison of Texas, Inc.; Loren Morales of Rathmann & Associates, L.P.; 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"); and Aaron Carpenter and Kathryn Mercado of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Ms. Rodriguez requested the Board designate a tract of land for a community garden project.

Director Mathews reported that Best Trash LLC displayed exceptional service during recent collection.

MINUTES

The Board reviewed the minutes of the regular meeting held on July 2, 2025. After review and discussion, Director Vitello moved to approve the minutes of the regular meeting held on July 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 99.39% of the 2024 tax levy had been collected as of July 31, 2025.

Mr. Flores reported that the 2025 Certified Value is \$1,182,531,940.

After review and discussion, Director Vitello moved to approve the tax assessor/collector's report and payment of the bills listed in the report. Director Lewis seconded the motion, which passed by unanimous vote.

DISCUSS 2025 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

The Board considered the District's 2025 tax rate. Mr. Morales distributed and reviewed a debt service tax rate analysis, a copy of which is attached, reflecting the recommendation for the District to levy a 2025 debt service tax rate of \$0.47 per \$100 of assessed valuation. The Board discussed a proposed maintenance tax rate of \$0.38 per \$100 of assessed valuation. Mr. Carpenter discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Mathews moved to: (1) set the public hearing for adoption of the tax rate for September 3, 2025; and (2) authorize the tax assessor/collector to publish notice in the *Fort Bend Herald* of the District's meeting on September 3, 2025, to set the proposed 2025 total tax rate of \$0.85 per \$100 of assessed valuation, with \$0.47 allocated for debt service and \$0.38 allocated for operations and maintenance. Director Bridges seconded the motion, which passed unanimously.

RESOLUTION VOTING FOR WATER DISTRICT NOMINEE FOR THE ELECTION OF THE BOARD OF DIRECTORS OF THE FORT BEND CENTRAL APPRAISAL DISTRICT ("FBCAD")

After review and discussion, Director Bridges moved to adopt a Resolution Voting for Water District Nominee for the Election of the Board of Directors of the FBCAD, reflecting six votes in favor of Paul Stamatis, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Mathews seconded the motion, which passed by unanimous vote.

ARBITRAGE REBATE REPORT FOR SERIES 2015 AND SERIES 2020 REFUNDING BONDS

Mr. Carpenter stated that OmniCap Group LLC has completed the Interim Excess Earnings Report on the Series 2015 and Series 2020 Refunding Bonds (collectively the "Reports"). He added the Reports reflect that no yield reduction payment is due to the Internal Revenue Service.

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.

Director Mathews requested check no. 1363 in the amount of \$33,092.10, payable to Alsay Inc. be held for discussion later in the meeting.

Ms. Arterburn reviewed a proposed budget for the fiscal year ending September 30, 2026, and requested that the Board and consultants submit comments on the budget prior to the next meeting. Discussion ensued regarding recommended changes, and the Board concurred to consider the budget at the September meeting.

After review and discussion, Director Stubblefield moved to approve the bookkeeper's report, investment report, and payment of the bills listed in the report, excluding check no. 1363. Director Vitello 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 98.9% 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 results of the annual fire hydrant survey, a copy of which is attached to the operator's report. He requested Board authorization to complete the necessary repairs identified.

After review and discussion, Director Stubblefield moved to (1) approve the operator's report; (2) authorize MDS to turn over nine accounts in the total amount of \$1,289.39, deemed to be uncollectible, to a collection agency; and (3) authorize MDS to complete necessary repairs identified in the annual fire hydrant survey. 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 further discussion on this matter.

## NFBWA MATTERS

The Board discussed NFBWA matters.

## DEVELOPMENT IN THE DISTRICT

Mr. Bobby Ferguson provided an update on development in the District, including the District West development.

Ms. Hepler provided an update on development in the District.

## ENGINEERING MATTERS

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

### WASTEWATER TREATMENT PLANT DETENTION POND IMPROVEMENTS

There was no discussion on this matter.

### PRELIMINARY DESIGN OF WATER SUPPLY FACILITIES EXPANSION

Mr. Mersmann reported that BGE is investigating potential improvements to Water Plant No. 1 and a proposed location for a third water well. Discussion ensued.

### 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.

Mr. Mersmann provided an update regarding discussions with the Richmond Community Center ("RCC") engineer regarding sanitary sewer service for the RCC development.

### 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. He then requested authorization to advertise for bids for construction 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 and reported that construction is tentatively scheduled to begin on August 25, 2025.

## WESTPARK LAKES POND B RETAINING WALL REPAIR

Mr. Mersmann reviewed an analysis of the Westpark Lakes Pond B retaining wall repair project, a copy of which is attached to the engineer's report. He 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 water, sanitary sewer, and drainage facilities to serve Blue Creek Trails, Section 1 project.

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

## WATER PLANT NO. 2 EXPANSION NO. 1

Mr. Mersmann gave an update on construction of the Water Plant No. 2 Expansion No. 1 project. He stated R.G. Miller Engineers, Inc. reported that (1) CenterPoint and Taylor Morrison were onsite for startup testing; (2) CenterPoint installed pressure gauges on both sides of their meter and regulator; (3) It was determined that the Emergency Flow Valve ("EFV") on CenterPoint's side was closing due to high gas demand; (4) CenterPoint plans to remove the EFV to resolve the issue; (5) the repair is tentatively scheduled for August 6, 2025; and (6) the final walkthrough will be scheduled once the repair has been completed. Discussion ensued, and the Board requested RG Miller to attend Board meetings until the final walkthrough has been completed. Mr. Mersmann presented and recommended that the Board approve Pay Estimate No. 11 in the amount of \$33,092.10 to Alsay Incorporated ("Alsay"). Discussion ensued.

## 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. 3 to the contract with Texas Underground Utilities ("Texas Underground"), resulting in an increase to the contract in the amount of \$9,857.00 for the addition of a cast-in-

place storm sewer junction box. After discussion, and based on the engineer's recommendation, the Board determined that Change Order No. 3 is beneficial to the District.

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 Board authorization for the installation of Pelican Builder's remaining twenty-two (22) water meters for Light Haven District West.

Mr. Mersmann requested the Board's approval and acceptance of the following easements for Blue Creek Trails: (1) 0.0034 acre storm sewer easement; (2) 0.0034 acre sanitary sewer easement; (3) 0.0035 acre sanitary sewer easement; (4) 0.0046 acre storm sewer easement; (5) 0.0081 acre storm sewer easement; (6) 0.0089 acre storm sewer easement; (7) 0.0153 acre water line easement; (8) 0.0456 acre storm sewer easement; (9) 0.0855 water line easement; (10) 0.0462 acre sanitary sewer easement; (11) 0.1758 acre sanitary sewer easement; (12) 0.4589 acre irrigation easement; (13) 0.7614 acre storm sewer easement; (14) 0.6867 irrigation easement; and (15) 0.2869 acre sanitary sewer easement.

CAPITAL IMPROVEMENT PLAN

Mr. Mersmann provided an update on creation of a ten-year Capital Improvement Plan for the District.

BOND APPLICATION NO. 12

Mr. Mersmann gave an update on preparation of bond application no. 12.

PROPOSALS FOR ENGINEERING SERVICES

Mr. Mersmann presented a proposal in the amount of \$11,500.00, submitted by BGE for engineering fees related to Conceptual Landscape Master Plan Services. A copy of the proposal is attached to the engineer's report.

Director Stubblefield left the meeting.

After review and discussion, based upon the engineer's recommendation, Director Mathews moved to (1) approve the engineer's report; (2) authorize design, approve plans and specifications, and authorize BGE to advertise for bids for construction of the following projects: (a) generators at Lift Station Nos. 2 and 4; (b) Blue Creek Trails Peek Road street dedication; (c) water, sanitary sewer, and drainage facilities and paving to serve Blue Creek Trails, Section 2; and (d) lift station no. 7; (3)

approve Change Order No. 3, resulting in an increase in the amount of \$9,857.00 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; (4) authorize the installation of Pelican Builder's remaining twenty-two (22) water meters for Light Haven District West; (5) accept and authorize execution of the easements, as detailed above, and direct that the easements be filed appropriately and retained in the District's official records; and (6) approve the proposal in the amount of \$11,500.00, submitted by BGE, for Conceptual Landscape Master Plan Services. Director Lewis seconded the motion, which passed unanimously. The Board did not take action on Pay Estimate No. 11 in the amount of \$33,092.10, payable to Alsay for construction of the water plant no. 2 expansion no. 1.

#### ADOPT RESOLUTION EXPRESSING INTENT TO REIMBURSE

There was no discussion on this matter.

#### 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

Director Stubblefield rejoined the meeting.

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 tree debris disposed of onto District property by the property owner located at 6803 Misty Morning Trace. Following discussion, the Board concurred to authorize ABHR to transmit a letter to the resident regarding removal of the tree debris.

#### DISTRICT WEBSITE MATTERS

There was no discussion on this matter.

#### DISTRICT SECURITY MATTERS

Director Mathews reported theft of copper wire from generators in the general area.

Director Vitello left the meeting.

ADOPT ORDER ADOPTING DESIGNATION PLAN, IMPROVEMENTS PLAN, AND TAXATION PLAN

Mr. Carpenter reviewed an Order Adopting Designation Plan, Improvements Plan and Taxation Plan Relating to Defined Area No. 1 Within the Boundaries of the District.

Director Vitello rejoined the meeting.

After review and discussion, Director Mathews moved to adopt the Order Adopting Designation Plan, Improvements Plan and Taxation Plan Relating to Defined Area No. 1 Within the Boundaries of the District and direct it be filed appropriately and retained in the District's official records. Director Bridges seconded the motion, which passed unanimously.

2025 DEFINED AREA NO. 1 BOND ELECTIONS AND OPERATION AND MAINTENANCE TAX ELECTIONS

ADOPT RESOLUTION DESIGNATING AN AGENT OF THE SECRETARY OF THE BOARD OF DIRECTORS DURING THE 2025 DEFINED AREA NO. 1 BOND ELECTIONS AND OPERATION AND MAINTENANCE TAX ELECTIONS

Mr. Carpenter discussed procedures related to the November 4, 2025, Bond Election. He reviewed a Resolution Designating an Agent of the Secretary of the Board of Directors During the 2025 Defined Area Bond Elections and Operation and Maintenance Tax Elections.

APPROVE CONTRACTING FOR ELECTION SERVICES WITH FORT BEND COUNTY

Mr. Carpenter discussed entering into a contract with Fort Bend County (the "County") to administer the 2025 Bond Election.

ADOPT RESOLUTION ADOPTING VOTING SYSTEM

Mr. Carpenter discussed voting system procedures related to the 2025 Defined Area No. 1 Bond Elections and Operation and Maintenance Tax Elections. He presented and reviewed a Resolution Adopting Voting System (the "Resolution").

ADOPT ORDER CALLING DEFINED AREA NO. 1 BOND ELECTIONS AND OPERATION AND MAINTENANCE TAX ELECTIONS

Mr. Carpenter reviewed an Order Calling Defined Area No. 1 Bond Elections and Operation and Maintenance Tax Elections.



### AUTHORIZE NOTICE OF ELECTION

Mr. Carpenter discussed that a Notice of Election is required to be posted or published and provided to the Fort Bend County Clerk and Voter Registrar of Fort Bend County.

### AUTHORIZE PREPARATION AND POSTING OF VOTER INFORMATION DOCUMENT

Mr. Carpenter stated that the Voter Information document is required for a District that calls a bond election when the District has at least 250 registered voters in the District. He stated that the Voter Information document will be posted at each polling place and three public places inside the District and on the District's website.

### AUTHORIZE POSTING OF EARLY VOTING AND ELECTION DAY ROSTER

Mr. Carpenter stated that early voting and election day rosters must be posted during the early voting period for the Bond Election.

Following review and discussion, Director Mathews made a motion to: (1) adopt the Resolution Designating an Agent of the Secretary of the Board of Directors During the 2025 Defined Area No. 1 Bond Elections and Operations and Maintenance Tax Elections appointing Cheryl Panozzo as the agent of the Secretary of the Board to perform the duties of the District's 2025 Defined Area No. 1 Bond Elections and Operation and Maintenance Tax Elections, authorize the agent to post the related notice as required, and direct that the Resolution be filed appropriately and retained in the District's official records; (2) approve the contract with Fort Bend County for election services for the 2025 Defined Area No. 1 Bond Elections and Operation and Maintenance Tax Elections; (3) adopt the Resolution and direct that the Resolution be filed appropriately and retained in the District's official records; (4) adopt the Order Calling Defined Area No. 1 Bond Elections and Operation and Maintenance Tax Elections and direct that the Order be filed appropriately and retained in the District's official records; (5) authorize posting or publication of the Notice of Election and providing the Fort Bend County Clerk and Voter Registrar of Fort Bend County the Notice of Election; (6) authorize preparation and posting of the Voter Information document; and (7) authorize posting of the early voting and election day rosters during the early voting period for the 2025 Defined Area No. 1 Bond Elections and Operations and Maintenance Tax Elections, as required, and to direct that the rosters be filed appropriately and retained in the District's official records. Director Bridges seconded the motion, which passed unanimously.

### CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, SECTION 551.072, 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 Vitell  
Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

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