

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50

July 2, 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 2nd day of July, 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 except Director Stubblefield, 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.; Drake Dominy of Pelican Builders; Craig Lewis of the North Fort Bend Water Authority ("NFBWA") and District resident; Bear Oakley and Josh Stone of Usource; 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"); Duncan Flintoff, Andrew Ausec, Luis Alejandre, Nate Rossi, Janette Altamirano Martinez, and Matthew Aplin of Quiddity; Christie Leighton of Best Trash, LLC ("Best Trash"); and Aaron Carpenter, Rachel Beeton, and Cheryl Panozzo of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Mr. Oakley and Mr. Stone introduced themselves to the Board. Mr. Oakley reported that Acclaim Energy was purchased by Usource. He stated that the District's current energy contract with Reliant expires on November 30, 2026, and the District entered into a contract with BP to commence on December 1, 2026, and expire on April 30, 2029.

MINUTES

The Board reviewed the minutes of the regular meeting held on June 4, 2025. After review and discussion, Director Lewis moved to approve the minutes of the regular meeting held on June 4, 2025, as submitted. Director Vitello 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 99.14% of the 2024 tax levy had been collected as of June 30, 2025. 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.

ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2025 TAX YEAR

The Board considered the District's 2025 tax rate. Mr. Carpenter discussed the "truth-in-taxation" property tax calculations and tax levy process for water districts and stated that Chapter 49 of the Texas Water Code establishes three main categories for water districts, based on a district's development status and/or tax rate. He reviewed the definitions for each of the three categories and said the Board must annually determine the District's category for that tax year and follow the associated notice and levy provisions in the Texas Water Code.

Discussion ensued regarding the District's development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developing District for the 2025 tax year.

Following review and discussion, Director Bridges moved to adopt a Resolution Regarding Development Status for 2025 Tax Year establishing the District as a Developing District for the 2025 tax year, pursuant to Section 49.23602, Texas Water Code, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Mathews seconded the motion, which passed by a unanimous vote.

ADOPT RESOLUTION NOMINATING CANDIDATE FOR BOARD OF DIRECTOR ELECTION FOR FORT BEND CENTRAL APPRAISAL DISTRICT

The Board took no action on this matter.

ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") SUMMER CONFERENCE, APPROVE REIMBURSEMENT OF ELIGIBLE EXPENSES, AND AUTHORIZE ATTENDANCE AT THE ASSOCIATION OF WATER BOARD DIRECTORS WINTER CONFERENCE

The Board discussed the AWBD summer conference. Ms. Arterburn noted the expenses were submitted in accordance with the District's travel reimbursement guidelines. After review and discussion, Director Mathews moved to approve reimbursement of eligible expenses for the summer conference and authorize all interested directors to attend the AWBD winter conference. 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 99.3% 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 reported that the Texas Commission on Environmental Quality ("TCEQ") conducted an investigation of Water Plant No. 1 on May 20, 2025, and he reviewed a TCEQ Notice of Modified Comprehensive Compliance Investigation, a copy of which is attached to the operator's report.

After review and discussion, Director Mathews moved to (1) approve the operator's report; and (2) authorize MDS to turn over three accounts in the total amount of \$597.63, deemed to be uncollectible, to a collection agency. Director Lewis 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 Mathews 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 Lewis seconded the motion, which passed unanimously.

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 Lewis seconded the motion, which passed by unanimous vote.

GARBAGE AND RECYCLING SERVICE MATTERS, INCLUDING ANNUAL CPI RATE ADJUSTMENT

Ms. Leighton reviewed a letter from Best Trash, a copy of which is attached, and stated that pursuant to the First Amendment to Residential Solid Waste Collection Contract between the District and Best Trash, the annual CPI increase for 2025 is 6.1%

and, effective July 1, 2025, the garbage and recycling collection rate increased to \$25.18 per month per connection.

The Board considered amending the District's Rate Order to increase the base sewer service rate. Following discussion, the Board concurred not to amend the District's Rate Order at this time.

APPROVE INTERLOCAL AGREEMENT WITH THE FORT BEND SUBSIDENCE DISTRICT ("FBSD") FOR THE WATER WISE PROGRAM

Mr. Carpenter reviewed an Interlocal Agreement between the District and the FBSD for participation in the Water Conservation Education Program and noted that the agreement provides for sponsorship of a maximum of 160 students at Hubanek Elementary and McNeill Elementary for the 2025-2026 school year. Following review and discussion, Director Mathews moved to approve and authorize execution of the Interlocal Agreement between the District and the FBSD for participation in the Water Conservation Education Program and direct that the Agreement be filed appropriately and retained in the District's official records. Director Bridges seconded the motion, which passed by unanimous vote.

NFBWA MATTERS

The Board discussed NFBWA matters. Mr. Lewis reported that the District earned a rebate on NFBWA surface water delivery fees for meeting its 2024 Water Provider Conservation Program goals.

DEVELOPMENT IN THE DISTRICT

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

Mr. Dominy gave an update on the Light Haven District West development by Pelican and reported that 15 homes are occupied.

ENGINEERING MATTERS

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

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. Following discussion, the Board requested that ABHR contact Cathexis Legacy Holdings, LP and inquire regarding development plans in the District.

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. Discussion ensued.

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 reviewed an analysis of the Westpark Lakes Pond B retaining wall repair project, a copy of which is attached to the engineer's report, and 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.

Mr. Mersmann reported that bids were received for Blue Creek Trails detention and mass grading and recommended that the Board award the contract to the lowest bidder, S&J Excavation, LLC ("S&J") in the amount of \$2,958,888.88. The Board concurred that, in its judgment, S&J was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

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 replaced the transformer for the project and all electrical systems have been tested and are performing as designed; and (2) the gas supply line to the generators has been upgraded and the generator testing is scheduled for today. Mr. Mersmann noted that a walk-through will be scheduled after the generators have been tested successfully and that he, Directors Bridges and Mathews, and Mr. Browne will attend the walk-through.

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. 4 in the amount of \$36,144.00 to Texas Underground Utilities, Inc. ("Texas Underground").

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.

After review and discussion, based upon the engineer's recommendation, Director Mathews moved to (1) approve the engineer's report; (2) award the contract for Blue Creek Trails detention and mass grading to S&J in the amount of \$2,958,888.88, subject to receipt of the payment and performance bonds and the certificate(s) of insurance and endorsements, if any, provided by the contractor; and (3) approve Pay Estimate No. 4 in the amount of \$36,144.00 to Texas Underground for construction of the water, sanitary sewer, and drainage facilities to serve District West. Director Vitello seconded the motion, which passed unanimously.

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 tree debris disposed of onto District property by the property owner located at 6911 Misty Morning Trace and fence debris disposed of onto District property by the property owner located at 21618 Sierra Long Drive.

Mr. Halbert reported the District received a complaint of motorized vehicles operating in the Peek Road detention pond and of overgrown grass along the Bellaire Boulevard sidewalk between Canal and Shadewater.

Following review and discussion, Director Vitello moved to (1) authorize ABHR to send a letter to the property owner located at 6911 Misty Morning Trace requesting that they remove the tree debris from the District's property; (2) authorize ABHR to send a letter to the property owner located at 21618 Sierra Long requesting that they remove the fence debris from the District's property; (3) authorize SWS to install "no unauthorized vehicle" signs at all District trail entry points; and (4) authorize SWS to mow along the Bellaire Boulevard sidewalks located in the District. Director Mathews seconded the motion, which passed unanimously.

DISTRICT WEBSITE MATTERS

There was no discussion on this matter.

DISTRICT SECURITY MATTERS

Director Mathews reported regarding the annual alarm system inspection.

RESOLUTION DESIGNATING DEFINED AREA NO. 1 AND ADOPTING PROPOSED DESIGNATION PLAN, IMPROVEMENTS PLAN, AND TAXATION PLAN

Mr. Carpenter reviewed a Resolution Designating Defined Area No. 1, Adopting a Proposed Designation Plan and a Proposed Taxation Plan, and Approving an Engineering Report for Planned Improvements for the proposed approximately 166.572-acre defined area in the District. After review and discussion, Director Bridges moved to adopt the Resolution Designating Defined Area No. 1, Adopting a Proposed Designation Plan and a Proposed Taxation Plan, and Approving an Engineering Report for Planned Improvements and direct it be filed appropriately and retained in the District's official records. Director Mathews seconded the motion, which passed unanimously.

REPORT REGARDING LEGISLATIVE MATTERS

Mr. Carpenter distributed a report prepared by ABHR regarding legislative matters pertaining to the 89th Regular Session of the Texas Legislature.

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.

GEOGRAPHIC INFORMATION SYSTEM MATTERS

Following discussion, the Board concurred to authorize Quiddity to provide an updated District map to display during Board meetings.

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

(SEAL)




Secretary, Board of Directors

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