

MINUTES  
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50

September 3, 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 3rd day of September, 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, Corey Ferguson, and Hal Marshall of Parkway Lakes Development, Inc.; Yolanda Asuma of Pi Valley, LLC; Craig Lewis of the North Fort Bend Water Authority ("NFBWA") and District resident; 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"); Barry Hards of Texas Groundworks Management, Inc.; and Aaron Carpenter, Rachel Beeton, and Cheryl Panozzo of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Mr. Hards introduced himself to the Board and discussed services offered by Texas Groundworks Management, Inc.

Mr. Carpenter reported that the District received correspondence from Jeannette Hall of Fort Bend Municipal Utility District No. 133 regarding necessary landscape maintenance, including removal/replacement of dead shrubs, along the northside sidewalk on Bellaire Boulevard from Canal Road to Westlake Lutheran Academy (the "Easement"). He noted that the County owns the Easement, and the County is willing to clear all brush, shrubs, and trees from the Easement. Mr. Lewis indicated that Westpark Lake Homeowners Association ("Westpark Lakes HOA") is working to put a maintenance plan in place for the Easement. Following discussion, the Board directed ABHR to tell the County that Westpark Lakes HOA is working to put a maintenance plan in place for the Easement and provide contact information for Westpark Lakes HOA to the County.

## MINUTES

The Board reviewed the minutes of the regular meeting held on August 6, 2025. After review and discussion, Director Mathews moved to approve the minutes of the regular meeting held on August 6, 2025, as submitted. Director Stubblefield 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 99.62% of the 2024 tax levy had been collected as of August 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.

## CONDUCT PUBLIC HEARING REGARDING DISTRICT'S TAX RATE, ADOPT ORDER LEVYING TAXES, AND AUTHORIZE EXECUTION OF AMENDMENT TO INFORMATION FORM

Mr. Flores stated that the notice was published of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2025 total tax rate of \$0.85.

Director Bridges then opened the public hearing. There being no comments from the public, Director Bridges closed the public hearing.

Mr. Carpenter presented an Order Levying Taxes reflecting the proposed 2025 tax rate. After review and discussion, Director Mathews moved to adopt the Order Levying Taxes reflecting a total 2025 tax rate of \$0.85 per \$100 of assessed valuation, comprised of \$0.47 to pay debt service and \$0.38 for operations and maintenance and direct that the Order be filed appropriately and retained in the District's official records. Director Bridges seconded the motion, which passed by unanimous vote.

It was noted that an Amendment to Information Form is not needed because the tax rate the District is adopting for the 2025 tax year is the same tax rate that the District adopted for the 2024 tax year.

## ANNUAL REPORT TO BOND REVIEW BOARD

Mr. Carpenter presented a memorandum regarding the required submission of an annual report to the Bond Review Board containing certain information about the District's voter-approved but unissued bonds, a copy of which is attached, and stated that ABHR will work with the District's consultants to prepare and submit the annual report by the September 30th deadline.

## FINANCIAL AND BOOKKEEPING MATTERS

Ms. Arterburn presented the bookkeeper's report, a copy of which is attached, and submitted the District's bills for payment.

Following discussion, the Board requested that check no. 11383 in the amount of \$2,045.63, payable to R.G. Miller Engineers, Inc., ("R.G. Miller") be held for discussion later in the meeting. The Board further requested that check no. 1363 in the amount of \$33,092.10, payable to Alsay Inc. ("Alsay"), which is being held from last month, also be held for discussion later in the meeting

Ms. Arterburn reviewed a proposed budget for the fiscal year ending September 30, 2026, a copy of which is included in the bookkeeper's report. Following review and discussion, the Board requested that DDS make the following changes to the budget: (1) increase Chemicals expense to \$175,000; (2) increase Sludge Hauling expense to \$95,000; (3) increase Repair & Maintenance - Water to \$500,000; (4) increase Repair & Maintenance - Sewer expense to \$525,000; (5) increase Sewer Inspection expense to \$50,000; (6) increase Builder/Customer Service/Pre Inspection expense to \$110,000; (7) increase General Legal Fees expense to \$175,000; (8) decrease Park Planning & Development Legal Fees expense to \$5,000; (9) increase Laboratory expense to \$55,000; (10) increase Operations & Billing expense to \$255,000; (11) increase Smart Meter Replacement Program expense to \$20,000.

After review and discussion, Director Vitello moved to (1) approve the bookkeeper's report, investment report, and payment of the bills listed in the report, excluding check no. 11383; and (2) adopt the budget for the fiscal year ending September 30, 2026, as revised. Director Stubblefield seconded the motion, which passed by unanimous vote.

## ENGAGE AUDITOR TO CONDUCT AUDIT FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2025

The Board reviewed an engagement letter for Mark C. Eyring, CPA, PLLC to perform the District's audit for the fiscal years ending September 30, 2025, and September 30, 2026. Following review and discussion, Director Bridges moved to (1) engage Mark C. Eyring, CPA, PLLC to perform the audits for the District's fiscal years ending September 30, 2025, and September 30, 2026; and (2) authorize execution of the engagement letter and direct that the engagement letter be filed appropriately and retained in the District's official records. Director Mathews 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 100.1% and reported on maintenance performed at the District's facilities.

Mr. Browne provided an update on the installation of smart meters in the District. Discussion ensued regarding distribution of sign-up information for the EyeOnWater app (the "App") to smart meter users in the District. Following discussion, the Board directed MDS to distribute information to sign up for the App via an eblast to District residents and inserts in the water bills for the next six months. The Board also directed MDS to place signs with App sign up instructions at all District neighborhood entrances.

In response to an inquiry from Director Mathews regarding a security camera outage at the Wastewater Treatment Plant ("WWTP"), Mr. Browne discussed the Wi-Fi service at the WWTP and recommended that an isolated electrical outlet be installed for the WWTP Wi-Fi service.

Mr. Browne gave an update on the Water Plant No. 2 Expansion 1 project. He reported that repair by Alsay of a generator gas leak and a water leak on the riser line of a ground storage tank are pending. The Board discussed payment of Pay Estimate No. 11 in the amount of \$33,092.10 to Alsay for construction of the Water Plant No. 2 Expansion 1 project, which was presented to the Board last month. Following discussion, the Board concurred to approve Pay Estimate No. 11 in the amount of \$33,092.10 to Alsay subject to completion of all repairs of punch list items deemed by the District to be health and safety risks, including repair of the generator gas leak, by Alsay.

After review and discussion, Director Mathews moved to (1) approve the operator's report; (2) authorize MDS to turn over two accounts in the total amount of \$296.80, deemed to be uncollectible, to a collection agency; and (3) approve check no. 1363 to Alsay in the amount of \$33,092.10 and authorize the bookkeeper to release check no. 1363 to Alsay following completion by Alsay of all punch list items deemed by the District to be health and safety risks. Director Stubblefield 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 Stubblefield seconded the motion, which passed unanimously.

## GARBAGE AND RECYCLING SERVICE MATTERS

The Board discussed garbage and recycling matters.

## NFBWA MATTERS

Mr. Lewis reported that the NFBWA Board anticipates no fee increases for 2026.

## DEVELOPMENT IN THE DISTRICT

Mr. Bobby Ferguson introduced Mr. Marshall to the Board and provided an update on development in the District, including the District West development and the proposed District East (The Oaks) development.

Ms. Asuma provided an update on proposed development in District East by Pi Valley, LLC. She inquired regarding the proposed Utility Commitment Letter and request for a Form 1295 she received from the District. Discussion ensued.

## 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.

### 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. He provided an update regarding discussions with the Richmond Community Center ("RCC") architect regarding sanitary sewer service for the RCC development.

Mr. Carpenter presented an Interlocal Agreement with Fort Bend County for the future Beechnut Boulevard improvement project, which includes construction of a storm sewer line, junction box, storm sewer outfall, and median opening. Following review and discussion, Director Bridges moved to approve the Interlocal Agreement with the County and direct that it be filed appropriately and retained in the District official records. Director Vitello seconded the motion, which passed unanimously.

FORT BEND COUNTY BELLAIRE BOULEVARD RIGHT TURN LANE PROJECT

Mr. Mersmann gave an update on construction of the right turn lanes on Bellaire Boulevard to be installed by the County and reported that construction is tentatively scheduled to begin on September 25, 2025.

WESTPARK LAKES POND B RETAINING WALL REPAIR

Mr. Mersmann gave an update on construction of the Westpark Lakes Pond B retaining wall repair project. He reported that opening of bids for the project is scheduled for September 18, 2025.

BLUE CREEK TRAILS PEEK ROAD STREET DEDICATION

Mr. Mersmann gave an update on the Blue Creek Trails Peek Road Street Dedication project.

WATER, SANITARY SEWER, AND DRAINAGE FACILITIES AND PAVING TO SERVE BLUE CREEK TRAILS, SECTION 1

Mr. Mersmann gave an update on construction of the water, sanitary sewer, and drainage facilities to serve Blue Creek Trails, Section 1. He requested approval of the plans and specifications and authorization to advertise for bids for the project.

WATER, SANITARY SEWER, AND DRAINAGE FACILITIES AND PAVING TO SERVE BLUE CREEK TRAILS, SECTION 2

Mr. Mersmann gave an update on construction of the water, sanitary sewer, and drainage facilities to serve Blue Creek Trails, Section 2.

LIFT STATION NO. 7

Mr. Mersmann gave an update on construction of lift station no. 7.

GENERATORS AT DISTRICT LIFT STATION NOS. 2 AND 4

Mr. Mersmann gave an update on construction of generators at Lift Station Nos. 2 and 4. He reported that bids were received for the project and recommended that the Board award the contract to the lowest bidder, C.F. McDonald Electric in the amount of \$536,960.00. The Board concurred that, in its judgment, C.F. McDonald Electric 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

Discussion on this project took place during the operator's report.

## 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 reported that a walkthrough was held on August 26, 2025, and the contractor is addressing punch list items.

## BLUE CREEK TRAILS DETENTION AND MASS GRADING

Mr. Mersmann gave an update on construction of the Blue Creek Trails detention and mass grading.

## 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 Vitello moved to (1) approve the engineer's report; (2) approve the plans and specifications, and authorize advertisement for bids for construction of the water, sanitary sewer, and drainage facilities to serve Blue Creek Trails, Section 1; and (3) award the contract for construction of generators at Lift Station Nos. 2 and 4 to C.F. McDonald Electric in the amount of \$536,960.00, subject to receipt of the payment and performance bonds and the certificate(s) of insurance and endorsements, if any, provided by the contractor. Director Bridges seconded the motion, which passed unanimously.

## ADOPT RESOLUTION EXPRESSING INTENT TO REIMBURSE

Mr. Carpenter stated that the District will in the future fund from the operating account the costs of the generators at Lift Station Nos. 2 and 4. Mr. Carpenter reviewed a Resolution Expressing Intent to Reimburse reflecting that the District would reimburse the operating account with future bond proceeds for the generators at Lift Station Nos. 2 and 4. Following review and discussion, Director Mathews moved to adopt a Resolution Expressing Intent to Reimburse 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.

GEOGRAPHIC INFORMATION SYSTEM MATTERS

There was no discussion on this matter.

STORM WATER PERMITTING MATTERS

Mr. Halbert updated the Board on the District’s Storm Water Management Plan (“SWMP”). He distributed a summary of the SWMP goals and training for the new permit term, a copy of which is attached.

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.

Director Stubblefield reported regarding traffic issues related to dropping off and picking up students at the Harmony School in the District.

Mr. Carpenter reported that the District received a request from Parkway Lakes Village Homeowners Association (the “HOA”) to assist with mowing services for the HOA. Following discussion, the Board concurred to deny the HOA’s request for assistance with mowing services.

DISTRICT WEBSITE MATTERS

There was no discussion on this matter.

DISTRICT SECURITY MATTERS

There was no discussion on this matter.

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

There was no discussion on this matter.

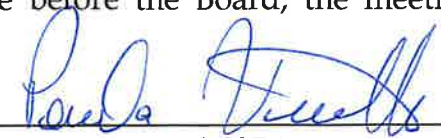
CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, SECTION 551.072, SECTION 551.076, AND SECTION 551.087 TEXAS GOVERNMENT CODE

The Board 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

LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Tax Assessor/Collector's report .....	2
Bookkeeper's report.....	3
Operator's report.....	3
Engineer's report.....	5
Summary of the SWMP goals and training.....	8
Maintenace Report from SWS .....	8