

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50

October 1, 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 1st day of October, 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: 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 and Chris Patterson of BGE, Inc. ("BGE"); Hal Marshall of Parkway Lakes Development, Inc.; Bill Calderon of Calderon Economic Development Strategies, LLC, representing North Fort Bend Redevelopment Authority; Bobby Skinner of Taylor Morrison, Inc.; Richard Stolleis of Kaluza Inc.; Avik Bonnerjee of B&A Municipal Tax Service, LLC; and Aaron Carpenter, Rachel Beeton, Cheryl Panozzo, Jakayla Canaday, Julie Gerdes, and Gabriel Davila of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Mr. Mersmann introduced Chris Patterson of BGE's Planning and Landscape Architecture team to the Board. Mr. Patterson presented a proposed Landscape Master Plan for the District. Following review and discussion, the Board requested that ABHR add a Master Park Plan item to the agenda for the next Board meeting and that BGE present cost estimates related to the proposed Landscape Master Plan next month.

MINUTES

The Board reviewed the minutes of the regular meeting held on September 3, 2025. After review and discussion, Director Stubblefield moved to approve the minutes of the regular meeting held on September 3, 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. 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 Stubblefield seconded the motion, which passed by unanimous vote.

REPORT ON SALES TAX AUDIT SERVICES

Mr. Bonnerjee reviewed the Sales Tax Audit Report dated September, 2025. He reviewed new and changed sales and use tax permits issued since the last report for businesses located within the District's boundaries. Following review and discussion, the Board directed that the Sales Tax Audit Report be filed appropriately and retained in the District's official records.

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.

Ms. Carpenter discussed the proposed use of surplus capital project funds to pay for certain projects included in bond application no. 12.

After review and discussion, Director Stubblefield moved to approve the bookkeeper's report, investment report, and payment of the bills listed in the report. 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 105.6% and reported on maintenance performed at the District's facilities.

Mr. Browne provided an update on the installation of smart meters in the District and reported that the smart meter replacement program is complete. He presented a summary of customer correspondence options, a copy of which is attached, to alert District customers regarding the smart meter installation and to distribute sign-up information for the EyeOnWater app. Discussion ensued.

After review and discussion, Director Mathews moved to (1) approve the operator's report; and (2) authorize MDS to turn over one account in the amount of \$162.13, deemed to be uncollectible, to a collection agency. 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. Carpenter updated the Board on NFBWA matters and reported that the District received a notice stating that the NFBWA Board anticipates no fee increases for 2026.

DEVELOPMENT IN THE DISTRICT

Mr. Stolleis introduced himself to the Board and stated that he is a consultant for Lamar Consolidated Independent School District ("LCISD"). He gave an update on design of the water, sewer and drainage facilities to serve the proposed LCISD elementary school in the District.

Mr. Carpenter reported that the District received a proposed Interlocal Agreement with LCISD. He noted that the Interlocal Agreement is under review, and he anticipates that it will be presented to the Board for consideration next month.

Mr. Skinner introduced himself to the Board and stated that he is the Project Manager for Blue Creek Trails development and gave an update on the development.

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

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 the Sub-Regional Detention Basin, Storm Sewer Outfall and Junction Box and Waterline project, including the pending execution of a water line and storm sewer easement by the owner of the proposed Richmond Community Center ("RCC") necessary for the project.

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 was held on September 30, 2025. He noted that BGE is reviewing qualifications for the low bidder and not making a recommendation to award the project at this time.

BLUE CREEK TRAILS PEEK ROAD STREET DEDICATION

Mr. Mersmann gave an update on construction of the Blue Creek Trails Peek Road Street Dedication project and stated that bids for construction of the project were received on September 29, 2025. He recommended that the Board award the contract for construction of the project to the second lowest bidder, Fellers & Clark, LP in the contract amount of \$7,458,005.00, due in part to concerns about the amount of time that the low bidder would take to complete the project. Based upon the engineer's recommendation, the Board concurred that Fellers & Clark, LP 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, 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 and stated that bids for construction of the project were received on September 25, 2025. He recommended that the Board award the contract for construction of the project to the low bidder, Hurtado Construction Company ("Hurtado"), in the contract amount of \$2,388,888.88. The Board concurred that Hurtado 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, 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 and stated that bids for construction of the project were received on September 23, 2025. He

recommended that the Board award the contract for construction of the project to the low bidder, Clearwater Utilities, Inc. ("Clearwater"), in the contract amount of \$3,721,609.50. The Board concurred that Clearwater 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.

LIFT STATION NO. 7

Mr. Mersmann gave an update on construction of lift station no. 7 and stated that bids for construction of the project were received on September 25, 2025. He recommended that the Board award the contract for construction of the project to the low bidder, Gael, Inc. ("Gael"), in the contract amount of \$1,209,494.00. The Board concurred that Gael 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.

PEEK ROAD AT SH99 TRAFFIC SIGNAL INSTALLATION

Mr. Mersmann gave an update on installation of a traffic signal at the intersection of Peek Road and SH99. He requested approval of the plans and specifications and authorization to advertise for bids for the project. Mr. Mersmann then recommended that the Board award the contract for construction of the Peek Road at SH99 traffic signal to the low bidder, Traffic Systems Construction, Inc., in the contact amount of \$488,488.00. The Board concurred that Traffic Systems Construction, Inc. 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 the Water Plant No. 2 Expansion 1 project and reported that the contractor has addressed punch list items and a final walkthrough is scheduled for October 3, 2025.

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.

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.

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 Utility Commitment Letters for 97 equivalent single-family sanitary sewer and water connections ("ESFC") and 140 ESFCs for Blue Creek Trails, Section 1 and Blue Creek Trails, Section 2, respectively.

Mr. Mersmann presented maintenance agreements with Fort Bend County Levee Improvement District No. 12 ("LID 12") for the District's share of LID 12's actual maintenance costs for the following projects: (1) Blue Creek Trails Peek Road Street Dedication and Reserves; (2) Blue Creek Trails, Section 1; (3) Blue Creek Trails, Section 2; and (3) LCISD Beechnut Elementary School. He noted that the agreements are necessary because the tracts for these projects lie outside of LID 12's boundaries but within the Long Point Slough watershed and recommended the Board approve the agreements subject to final confirmation of maintenance costs.

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 has begun.

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) award the contract for construction of the Blue Creek Trails Peek Road Street Dedication project to Fellers & Clark, LP in the amount of \$7,458,005.00, subject to receipt of the payment and performance bonds and the certificate(s) of insurance and endorsements, if any, provided by the contractor; (3) award the contract for construction of the water, sanitary

sewer, and drainage facilities to serve Blue Creek Trails, Section 1 to Hurtado in the amount of \$2,388,888.88, subject to receipt of the payment and performance bonds and the certificate(s) of insurance and endorsements, if any, provided by the contractor; (4) award the contract for construction of the water, sanitary sewer, and drainage facilities to serve Blue Creek Trails, Section 2 to Clearwater in the amount of \$3,721,609.50, subject to receipt of the payment and performance bonds and the certificate(s) of insurance and endorsements, if any, provided by the contractor; (5) award the contract for construction of lift station no. 7 to Gael in the amount of \$1,209,494.00, subject to receipt of the payment and performance bonds and the certificate(s) of insurance and endorsements, if any, provided by the contractor; (6) approve the plans and specifications, authorize advertisement for bids, and award the for contract for construction of the Peek Road at SH99 traffic signal to Traffic Systems Construction, Inc., in the amount of \$488,488.00, subject to receipt of the payment and performance bonds and the certificate(s) of insurance and endorsements, if any, provided by the contractor; (7) approve the Utility Commitment Letters for the proposed Blue Creek Trails, Section 1 and Blue Creek Trails, Section 2, subject to final review, and direct that the letters be filed appropriately and retained in the District’s official records; and (8) approve the maintenance agreements with LID 12 for the following projects subject to final confirmation of maintenance costs: (a) Blue Creek Trails Peek Road Street Dedication and Reserves; (b) Blue Creek Trails, Section 1; (c) Blue Creek Trails, Section 2; and (d) LCISD Beechnut Elementary School. Director Stubblefield seconded the motion, which passed unanimously.

ADOPT RESOLUTION EXPRESSING INTENT TO REIMBURSE

The Board took no action on this item.

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

Director Mathews provided an update regarding security camera outages at the Wastewater Treatment Plant and Water Plant No. 2 related to the Wi-Fi service.

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 Vulliamy
Secretary, Board of Directors

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