

MINUTES  
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50

November 5, 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 5th day of November, 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 of BGE, Inc. ("BGE"); Bobby Ferguson of Parkway Lakes Development, Inc.; Bobby Skinner of Taylor Morrison, Inc. ("Taylor Morrison"); Vanessa Kent of Maison and property manager for the Lost Creek Homeowners Association; Rachel Griegs, a resident of the Lost Creek subdivision and a member of the Lost Creek Homeowners Association Board of Directors; and Aaron Carpenter, Rachel Beeton, and Cheryl Panozzo of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Director Lewis reported that the Westpark Lakes Homeowners Association discussed holding a movie night by a Westpark Lakes pond.

Director Lewis discussed a request from a District resident regarding constructing a sidewalk along Canal Street. Discussion ensued.

Ms. Kent introduced herself and Ms. Griegs to the Board and stated that they are attending today's meeting on behalf of the Lost Creek Homeowners Association. Ms. Kent and Ms. Griegs then provided reports regarding the following: (1) traffic from the Whiskey River in the District overflowing into the Lost Creek subdivision; (2) occasional overgrown vegetation at Lost Creek Ponds B and C; and (3) traffic issues related to dropping off and picking up students at the Harmony School in the District.

## MINUTES

The Board reviewed the minutes of the regular meeting held on October 1, 2025. After review and discussion, Director Stubblefield moved to approve the minutes of the regular meeting held on October 1, 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.

## 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.

The Board conducted an annual review of the District's Investment Policy. Mr. Carpenter reviewed a Resolution Regarding Annual Review of Investment Policy with the Board. The Board concurred that no changes were necessary to the current policy.

Mr. Carpenter then reviewed a Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions. He stated that the District's bookkeeper has provided the District with an updated list of qualified broker/dealers with whom the District may engage in investment transactions.

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; (2) adopt a Resolution Regarding Annual Review of Investment Policy reflecting that no changes were made to the policy and direct that such Resolution be filed appropriately and retained in the District's official records; and (3) adopt the Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions, and direct that such Resolution be filed appropriately and retained in the District's official records. Director Lewis 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 106.4% and reported on maintenance performed at the District's facilities.

Mr. Browne provided an update on smart meters in the District. Discussion regarding the EyeOnWater app ensued.

After review and discussion, Director Stubblefield moved to (1) approve the operator's report; and (2) authorize MDS to turn over four accounts in the amount of \$430.85, 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 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 Lewis seconded the motion, which passed unanimously.

#### AWBD BYLAWS VOTE AND VOTER REPRESENTATIVE CONFIRMATION

Mr. Carpenter discussed the Association of Water Board Directors' ("AWBD") bylaws vote and designating a Director as the AWBD voting representative for the District. Following discussion, upon a motion made by Director Bridges and seconded by Director Lewis, the Board voted unanimously to designate Director Bridges as the AWBD voting representative for the District.

#### GARBAGE AND RECYCLING SERVICE MATTERS

The Board discussed garbage and recycling matters.

#### NFBWA MATTERS

Mr. Carpenter discussed the District's participation in the Water Provider Conservation Program (the "Program"). He noted that the District is expected to fulfill the Program requirements for the year 2025.

#### DEVELOPMENT IN THE DISTRICT

Mr. Ferguson reviewed a map of the proposed District West mixed-use and District East (The Oaks) developments.

Mr. Carpenter reported that the District received a proposed Interlocal Agreement with Lamar Consolidated Independent School District ("LCISD") related to design and construction of the water, sewer and drainage facilities to serve the proposed LCISD elementary school in the District and noted that the Interlocal Agreement is under review.

Mr. Skinner gave an update on the Blue Creek Trails development in the District. He reported that Taylor Morrison negotiated proposals with KGA DeForest Design, LLC for design of and construction management services for landscape improvements and park and recreational facilities within the Blue Creek Trails development. Discussion regarding the engagement of a Landscape Architect for the District ensued.

### 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 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 and stated that bids for construction of the project were received on September 30, 2025. He recommended that the Board award the contract for construction of the project to the low bidder, Infrastructure Construction Services, LLC ("ICS"), in the contract amount of \$209,450.00. The Board concurred that ICS 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 a final walkthrough was held on October 3, 2025, and the contractor has addressed all punch list items.

#### 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 has addressed all 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 and reported that a Notice to Proceed for the project was issued for November 17, 2025.

#### BLUE CREEK TRAILS PEEK ROAD STREET DEDICATION

Mr. Mersmann gave an update on construction of 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.

#### 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.

#### 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.

#### 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 the maintenance agreements (the "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 (4) LCISD Beechnut Elementary School. He noted that the Maintenance Agreements are necessary because the tracts for these projects lie outside of LID 12's boundaries but within the Long Point Slough watershed. Mr. Mersmann discussed the options for the District's participation in payment of maintenance of outfall improvements pursuant to the Maintenance Agreement and stated that the District can either agree to share in payment of LID 12's actual maintenance costs or pay an upfront one-time \$300 per acre fee to cover the maintenance costs. He stated that the upfront fee for all sections of Blue Creek Trails is estimated to be \$62,000. Following discussion, the Board concurred to pay the upfront \$300 per acre fee to LID 12.

#### 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 Fort Bend County. He reported that construction has begun and MDS and BGE are coordinating on District utilities for the project.

#### CAPITAL IMPROVEMENT PLAN

Mr. Mersmann provided an update on creation of a ten-year Capital Improvement Plan for the District and reported that the plan is complete.

#### BOND APPLICATION NO. 12

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

After review and discussion, Director Mathews moved to (1) approve the engineer's report; (2) based upon the engineer's recommendation, award the contract for construction of the Westpark Lakes Pond B retaining wall repair project to ICS in the amount of \$209,450.00, 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 the revised Maintenance Agreements with LID 12, as described above, for the following projects subject to final review: (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 Vitello 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 construction of the Westpark Lakes Pond B retaining wall repair project. Mr. Carpenter reviewed a Resolution Expressing Intent to Reimburse reflecting

that the District would reimburse the operating account with future bond proceeds for the Westpark Lakes Pond B retaining wall repair project. Following review and discussion, Director Bridges moved to adopt the 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.

PARK AND RECREATIONAL FACILITY MATTERS

The Board concurred to hold a special meeting to discuss park and recreational facility matters on November 13, 2025, at 2:00 p.m., at the offices of BGE.

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. He requested approval for repair of a sinkhole located at the Lost Creek Pond B in the amount of \$7,600.00. After review and discussion, Director Lewis moved to approve repair of a sinkhole at Lost Creek Pond B by SWS in the amount of \$7,600.00. Director Mathews 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.

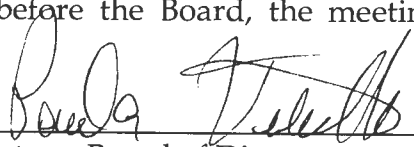
CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, SECTION 551.072, SECTION 551.076, AND SECTION 551.087 TEXAS GOVERNMENT CODE

The Board 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

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