

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50

January 7, 2026

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 7th day of January, 2026, 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 and Kristy Schoonover of Tax Tech, Inc. ("Tax Tech"); 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"); Mark Eyring of Mark C. Eyring, CPA, PLLC; and Aaron Carpenter and Cheryl Panozzo of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Mr. Carpenter reported that the District received correspondence from Dee Mukes, a resident of the Lost Creek subdivision, requesting (1) the removal of dead trees located at the Lost Creek detention pond; and (2) that a black wrought iron fence be installed to prevent trespassing onto her property. Following discussion, Director Bridges made a motion to authorize SWS to remove the dead trees located at the Lost Creek detention pond so long as the cost to remove the dead trees is within the District President's authority to approve. Director Vitello seconded the motion, which passed unanimously. The Board concurred that the installation of a wrought iron fence is a property owner(s)/homeowners' association matter and is not the District's responsibility.

MINUTES

The Board reviewed the minutes of the regular meeting held on December 3, 2025, and the special meeting held on November 13, 2025. After review and discussion, Director Vitello moved to approve the minutes of the regular meeting held on

December 3, 2025, as revised, and the special meeting held on November 13, 2025, as submitted. Director Mathews seconded the motion, which passed by unanimous vote.

AUDIT FOR FISCAL YEAR ENDED SEPTEMBER 30, 2025

Mr. Eyring reviewed the District's audit for the fiscal year ended September 30, 2025. After review and discussion, Director Bridges moved to approve the audit, subject to final director and consultant review, authorize filing of the audit with the Texas Commission on Environmental Quality ("TCEQ"), and direct that the audit be filed appropriately and retained in the District's official records. Director Mathews seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Mr. Flores reviewed the tax assessor/collector's report, a copy of which is attached. He reported that 6.55% of the 2025 tax levy had been collected as of December 31, 2025.

Ms. Schoonover reviewed a Contract for the Assessment of Collection of Taxes between Tax Tech and Fort Bend County Municipal Utility District No. 50 Defined Area No. 1 ("Defined Area No. 1").

Mr. Carpenter presented a Resolution Authorizing Request to Fort Bend Central Appraisal District to Activate Defined Area No. 1 Within the District.

After review and discussion, Director Vitello moved to (1) approve the tax assessor/collector's report and payment of the bills listed in the report; (2) approve the Contract for the Assessment of Collection of Taxes between Tax Tech and Defined Area No. 1, subject to review; (3) adopt the Resolution Authorizing Request to Fort Bend Central Appraisal District to Activate Defined Area No. 1 Within the District; and (4) direct that such contract and resolution be filed appropriately and retained in the District's official records. Director Lewis 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. She requested that the Board approve additional check no. 11554 to the Fort Bend County Elections Administration in the amount of \$1,551.00. After review and discussion, Director Vitello moved to approve the bookkeeper's report, investment report, and payment of the bills listed in the report, including check no. 11554 to the Fort Bend County Elections Administration in the amount of \$1,551.00. Director Mathews seconded the motion, which passed by unanimous vote.

Mr. Carpenter stated that in accordance with the District's Investment Policy, Ms. Austin, as the bookkeeper and an Investment Officer, and Stephanie Viator, as an

Investment Officer, are required to execute disclosure statements that disclose any relationships with banks and brokers who seek to sell investments to the District. He added that the disclosure statements will be filed with the Texas Ethics Commission. After review and discussion, Director Bridges moved to accept the disclosure statements pursuant to the District's Investment Policy and the Public Funds Investment Act and direct that the statements be filed appropriately and retained in the District's official records. Director Stubblefield seconded the motion, which passed by unanimous vote.

ANNUAL REPORT REGARDING POST-ISSUANCE COMPLIANCE POLICY

Mr. Carpenter reported on the District's compliance activities during the prior calendar year related to bond financings. He stated that no corrective action is required at this time.

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 98.7% and reported on maintenance performed at the District's facilities.

Mr. Brown discussed internet connectivity issues at the Wastewater Treatment Plant ("WWTP") and requested that the Board authorize the installation of Starlink internet service at the WWTP. He stated that the cost is \$1,100.00 for installation and \$279.00 per month.

After review and discussion, Director Mathews moved to (1) approve the operator's report; (2) authorize the installation of Starlink internet service at the WWTP as discussed; and (3) authorize MDS to turn over one account in the amount of \$30.89, deemed to be uncollectible, to a collection agency. 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 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 Vitello 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. He discussed the District's participation in the Water Provider Conservation Program (the "Program") and stated that the District fulfilled the Program requirements for the year 2025. Mr. Carpenter then discussed the 2026 Program.

Mr. Carpenter discussed the 2026 appointment process for NFBWA Directors and submittal by the District of a Water Use Reporting Form for 2025 usage. The Board discussed nominating a candidate for the Board of Directors of the NFBWA for Precinct No. 4. Following review and discussion, Director Bridges moved to adopt a Resolution of Fort Bend County Municipal Utility District No. 50 Nominating a Candidate to Serve as a Director on the Board of Directors of the North Fort Bend Water Authority Director Precinct No. 4, reflecting the nomination of Michael Rusk, and direct that the Resolution be filed appropriately and retained in the District's official records; and (2) authorize the District's Operator to submit the Water Use Reporting Form for 2025 usage to NFBWA. The motion was seconded by Director Mathews and carried unanimously.

DEVELOPMENT IN THE DISTRICT

Mr. Ferguson provided an update on the District West mixed-use and District East (The Oaks) developments.

Mr. Skinner gave an update on the Blue Creek Trails development in the District. He discussed Taylor Morrison's affiliation with the National Wildlife Federation and the establishment of wildflower areas at certain Taylor Morrison developments.

Mr. Carpenter gave an update on a request from Pelican Residential LLC ("Pelican") regarding the District's consent to a proposed assignment of their right to receive reimbursement pursuant to the Development Financing Agreement between the District and Pelican.

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. He reported that BGE is performing a review of the final plans submitted by the developer's

engineer and execution of a water line and storm sewer easement necessary for the project is still pending.

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 project is complete. He recommended that the Board approve Pay Estimate No. 13 and Final to Alsay in the amount of \$66,389.80 and acceptance of the project.

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.

WESTPARK LAKES POND B RETAINING WALL REPAIR

Mr. Mersmann gave an update on construction of the Westpark Lakes Pond B retaining wall repair project.

BLUE CREEK TRAILS DETENTION AND MASS GRADING

Mr. Mersmann gave an update on construction of the Blue Creek Trails detention and mass grading. He recommended that the Board approve Pay Estimate No. 3 in the amount of \$475,614.00 to S&J Excavation, LLC ("S&J").

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.

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 reported that the District received the following requests for water and sanitary sewer capacity as follows: (1) 1 equivalent single family residential connection ("ESFC") from District West for a temporary 2,000 sf mobile office trailer on the House tract; (2) 110 ESFC for proposed development located at Park Westheimer Boulevard and South Peek Road; and (3) 22 ESFCs for Lamar Consolidated Independent School District for the proposed Peek Crossing Elementary School. He noted that Lamar Consolidated Independent School District will be required to pay the necessary non-taxable user capital improvement fee before taps will be issued for Peek Crossing Elementary School.

GEOTECHNICAL SURVEY FOR AREA BETWEEN LOST CREEK DETENTION PONDS B AND C (the "Ponds")

Mr. Mersmann reported that the proposal from All-Terra Engineering, Inc. to investigate soil conditions around the Pond and provide recommendations is under review.

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 the contractor is coordinating with BGE and MDS on the relocation of a segment of water line on the east side of Highway 99.

BOND APPLICATION NO. 12

Mr. Mersmann gave an update on preparation of bond application no. 12 and presented a final cost summary, a copy of which is attached to the engineer's report. Mr. Carpenter requested the Board's authorization to adopt a Resolution

Authorizing Application to the TCEQ for Approval of Project and Bonds and Use of Surplus Funds in the amount of \$14,420,000, which is the amount of the final cost summary. He noted that this resolution will replace the Resolution Authorizing Application to the TCEQ for Approval of Project and Bonds adopted by the Board at the June 2025 meeting.

Mr. Carpenter reported regarding Drainage Easements acquired by the District from Pacific Peek, Ltd. and D-W East, LLC and reported that reimbursement of land costs of these tracts is included in the bond application no. 12 cost summary and the tracts will be conveyed to the District via Special Warranty Deed.

After review and discussion, Director Stubblefield moved to (1) approve the engineer's report; (2) approve Pay Estimate No. 13 and Final in the amount of \$66,389.80 to Alsay for construction of the Water Plant No. 2 Expansion 1 project and accept the project; (3) approve Pay Estimate No. 3 in the amount of \$475,614.00 to S&J for construction of the Blue Creek Trails detention and mass grading; (4) authorize ABHR to prepare a Utility Commitment Letter Agreement for (a) 1 ESFC for a temporary 2,000 sf mobile office trailer on the House tract; (b) 110 ESFCs for proposed development located at Park Westheimer Boulevard and South Peek Road; and (c) 22 ESFCs for the proposed Peek Crossing Elementary School; and (4) adopt the updated Resolution Authorizing Application to the TCEQ for Approval of Project and Bonds and direct that such resolution be filed appropriately and retained in the District's official records. Director Vitello seconded the motion, which passed unanimously.

PARK AND RECREATIONAL FACILITY MATTERS

Mr. Mersmann reviewed the Landscape Architect Report, a copy of which is attached, and gave an update on design and construction of the landscape improvements and park and recreational facilities within the Blue Creek Trails development. He requested approval of the plans and specifications and authorization to advertise for bids for the following projects: (1) Blue Creek Trails, Sections 1 and 2 perimeter fencing; (2) Blue Creek Trails, Sections 1 and 2 landscape improvements; (3) Blue Creek Trails Detention landscape amenities; and (4) Blue Creek Trails Recreation Center park amenities.

Mr. Mersmann then recommended that the Board award the contract for construction of the Blue Creek Trails, Sections 1 and 2 perimeter fencing to the low bidder, American Wall Systems, LLC ("American Wall") in the contact amount of \$1,925,027.20, of which \$383,812.50 is public reimbursable fencing. The Board concurred that American Wall 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.

Following review and discussion, based on the Landscape Architect's recommendation, Director Lewis moved to (1) approve the plans and specifications and authorize advertisement for bids for the following projects: (a) Blue Creek Trails, Sections 1 and 2 perimeter fencing; (b) Blue Creek Trails, Sections 1 and 2 landscape improvements; (c) Blue Creek Trails Detention landscape amenities; and (d) Blue Creek Trails Recreation Center park amenities; and (2) award the contract for construction of the Blue Creek Trails, Sections 1 and 2 perimeter fencing to American Wall in the amount of \$1,925,027.20, 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.

AUTHORIZE RISK AND RESILIENCE FIVE (5) YEAR RE-ASSESSMENT PURSUANT TO AMERICA'S WATER INFRASTRUCTURE ACT OF 2018

Discussion ensued regarding certain certification obligations that the District must meet under the America's Water Infrastructure Act of 2018 (the "Act"). Mr. Carpenter stated that, pursuant to the Act, the District must re-certify to the Environmental Protection Agency that its community water system has completed a Risk and Resilience Re-assessment (the "Re-assessment") and the deadline for filing the Certification of the Re-assessment with the EPA is March 31, 2026. He noted that the deadline for filing the Certification of the Emergency Response Plan with the EPA is September 30, 2026. Following discussion, the Board concurred to authorize MDS and R. G. Miller to collaborate to prepare the District's Re-assessment and the District's Emergency Response Plan.

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 reviewed the District's Year 7 Annual Report for the Phase II MS4 SWMP pursuant to the General Permit TXR040000, a copy of which is attached. Mr. Halbert then began his training session with the Board. He reviewed the attached summary of objectives pursuant to the Districts' SWMP goals. Mr. Halbert also presented the attached public education outreach flyer (the "Flyer") in connection with the District's SWMP and requested approval from the Board to insert the Flyer in the water bill and post the materials to the District's website.

Following review and discussion, Director Mathews moved to (1) approve the Annual Report for the Phase II MS4 Storm Water Management Plan, authorize SWS to file such Annual Report with the TCEQ, and direct that such Annual Report be filed appropriately and retained in the District's official records; and (2) authorize MDS to include the Flyer in the water bill and the District's website manager to post the Flyer to

the District's website. Director Vitello seconded the motion, which passed unanimously.

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. Following review and discussion, Director Vitello moved to accept the report on maintenance of the District's detention ponds and facility sites and direct that such report be filed appropriately and retained in the District's official records. Director Lewis 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.

2026 DIRECTORS ELECTION

Mr. Carpenter discussed procedures related to the 2026 Directors Election. He reviewed a Resolution Designating an Agent of the Secretary of the Board of Directors During the 2026 Directors Election Period.

Mr. Carpenter reported on requirements to file a Notice of Deadline to File Applications for Place on the Ballot for the 2026 Directors Election (the "Notice").

Mr. Carpenter stated that the District may contract with Fort Bend County to conduct the District's 2026 Directors Election.

Following review and discussion, Director Mathews moved to (1) adopt a Resolution Designating an Agent of the Secretary of the Board of Directors During the 2026 Directors Election Period appointing Cheryl Panozzo as the agent of the Secretary of the Board of Directors to perform the duties of the District's Directors Election, 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) authorize the Secretary's agent to post the Notice as required; and (3) contract with Fort Bend County to administer the District's elections. Director Bridges seconded the motion, which was approved by unanimous vote.

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.


Secretary, Board of Directors

(SEAL)



LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Tax Assessor/Collector's report.....	2
Bookkeeper's report.....	2
Operator's report.....	3
Engineer's report.....	4
Landscape Architect Report.....	7
Year 7 Annual Report for the Phase II MS4 SWMP pursuant to the General Permit TXR040000.....	8
Summary of objectives pursuant to the Districts' SWMP goals.....	8
Public education outreach flyer.....	8
Maintenance Report from SWS.....	9