

MINUTES  
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50

February 4, 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 4th day of February, 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 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 and Trevor Deines of BGE, Inc. ("BGE"); Bobby Ferguson of Parkway Lakes Development, Inc.; and Aaron Carpenter and Cheryl Panozzo of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no comments from the public.

MINUTES

The Board reviewed the minutes of the regular meeting held on January 7, 2025. After review and discussion, Director Vitello moved to approve the minutes of the regular meeting held on January 7, 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 59.22% of the 2025 tax levy had been collected as of January 31, 2026. After review and discussion, Director Stubblefield moved to approve the tax assessor/collector's report and payment of the bills listed in the report. Director Vitello seconded the motion, which passed by unanimous vote.

ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2025 TAX YEAR

The Board concurred to defer this matter to the March meeting.

ADOPT RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

The Board concurred to defer this matter to the March meeting.

Director Lewis joined the meeting.

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

The Board discussed the AWBD winter conference. Ms. Arterburn noted the expenses submitted by Directors in attendance were in compliance with District's travel guidelines. After discussion, Director Mathews moved to approve reimbursement of eligible expenses from the winter conference and authorize all interested Directors to attend the AWBD summer conference. Director Stubblefield seconded the motion, which passed unanimously.

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. 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 Stubblefield seconded the motion, which passed by unanimous vote.

ARBITRAGE REBATE REPORT FOR 2020A BONDS

Mr. Carpenter stated that OmniCap Group LLC has completed the Interim Excess Earnings Report on the Series 2020A Bonds (the "Report"). He added the Report reflects that no yield reduction payment is due to the Internal Revenue Service.

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 93.8% and reported on maintenance performed at the District's facilities.

Mr. Browne discussed the District's participation in the Water Smart Program and submittal of a Water Smart application. He noted that MDS will prepare and submit the District's Water Smart application.

Mr. Browne reviewed the 2025 Water Usage Reporting Form for the District and noted that the form will be submitted to NFBWA prior to the March 1, 2026 deadline.

Director Mathews provided a report regarding correspondence with Fort Bend County related to risks associated with children riding electric-powered scooters. Discussion ensued.

After review and discussion, Director Mathews moved to (1) approve the operator's report; (2) approve the District's participation in the Water Smart Program, authorize preparation and submittal of the Water Smart application, adopt a Resolution Approving Submittal of the Water Smart Application for Inclusion in the AWBD Water Smart Partners Program, and direct that the Resolution be filed appropriately and retained in the District's official records; and (3) authorize MDS to turn over three accounts in the total amount of \$588.30, 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.

#### RENEWAL OF DISTRICT'S INSURANCE POLICIES

Mr. Carpenter stated that the District's insurance policies placed through Brown & Brown Lone Star Insurance Services, Inc. ("Brown & Brown") will expire on April 9, 2026. Following discussion, the Board directed ABHR to obtain a proposal for renewal of the District's insurance policies from Brown & Brown.

#### NFBWA MATTERS

Mr. Lewis updated the Board on NFBWA matters.

#### DEVELOPMENT IN THE DISTRICT

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

## 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 by the owner of the proposed Richmond Community Center ("RCC") necessary for the project is still pending. Following discussion, the Board directed BGE to request that RCC submit the executed water line and storm sewer easement to the District no later than February 28, 2026.

### 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 recommended that the Board approve Pay Estimate No. 6 and Final in the amount of \$192,680.57 to Texas Underground Utilities, Inc. ("Texas Underground"), subject to confirmation from BGE that final reports have been received by the contractor.

### 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 reported that a pre-construction meeting is scheduled for February 4, 2026.

### BLUE CREEK TRAILS DETENTION AND MASS GRADING

Mr. Mersmann gave an update on construction of the Blue Creek Trails detention and mass grading and reported that construction is 95% complete. He recommended that the Board approve Pay Estimate No. 4 in the amount of \$898,210.76 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 and stated that a pre-construction meeting was held on January 30, 2026.

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 requested the Board's approval and acceptance of the following easements: (1) Sanitary Sewer Easement (0.0060 acre, 0.3622 acre) to be acquired by D-W North Tract, LLC; and (2) Sanitary Sewer Easement (0.1060 acre) to be acquired by South Peek Road Realty, Ltd.

Mr. Carpenter presented Utility Commitment Letters for 110 equivalent single family residential connection ("ESFC") for proposed development located at Park Westheimer Boulevard and South Peek Road and 22 ESFCs for Lamar Consolidated Independent School District for the proposed Peek Crossing Elementary School.

Mr. Carpenter discussed the Drainage Easements acquired by the District from Pacific Peek, Ltd. and D-W East, LLC and reported that the tracts will be conveyed to the District via Special Warranty Deed. He reviewed a proposal

from LJA Environmental Services, LLC in the amount of \$2,900.00 to conduct a phase I environmental assessment.

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

Mr. Mersmann reviewed a proposal from All-Terra Engineering, Inc. ("All-Terra") in the amount of \$4,838.44 for construction materials testing services for the Ponds. He also reviewed a Professional Geotechnical and Materials Engineering Services Agreement between All-Terra and the District prepared by ABHR.

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.

After review and discussion, Director Mathews moved to (1) approve the engineer's report; (2) approve Pay Estimate No. 6 and Final in the amount of \$124,014.78 to Texas Underground for construction of the water, sanitary sewer, and drainage facilities to serve District West, subject to confirmation from BGE that final reports have been received by the contractor; (3) approve Pay Estimate No. 4 in the amount of \$898,210.76 to S&J for construction of the Blue Creek Trails detention and mass grading; (4) accept and authorize execution of the Sanitary Sewer Easement (0.0060 acre, 0.3622 acre) and the Sanitary Sewer Easement (0.1060 acre) and direct that the easements be filed appropriately and retained in the District's official records; (5) approve the Utility Commitment Letter for 110 ESFCs for proposed development located at Park Westheimer Boulevard and South Peek Road; (6) approve the Utility Commitment Letter for 22 ESFCs for Lamar Consolidated Independent School District for the proposed Peek Crossing Elementary School; (7) approve the proposal from LJA Environmental Services, LLC in the amount of \$2,900.00 and direct that the proposal be filed appropriately and retained in the District's official records; and (8) approve the Professional Geotechnical and Materials Engineering Services Agreement with All-Terra and the proposal from All-Terra in the amount of \$4,838.44. Director Bridges seconded the motion, which passed unanimously.

## GEOGRAPHIC INFORMATION SYSTEM ("GIS") MATTERS

In response to an inquiry by Director Bridges, Mr. Mersmann reported regarding certain plans, including the Blue Creek Trails design plans, that were submitted to Quiddity Engineering, LLC for updates to the GIS.

## 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.

Mr. Deines presented schematic design plans for the next phase of the District park and recreation projects, copies of which are attached, including proposed trails at Sections 1, 2, and 3 of the Parkway Lakes subdivision and proposed park improvements to be located at the northwest corner of Section 1 of the Parkway Lakes subdivision. Following review and discussion, Director Vitello moved to authorize BGE to present estimated costs for the proposed trails at Sections 1, 2, and 3 of the Parkway Lakes subdivision next month. Director Stubblefield 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 reviewed a proposal from SWS in the amount of \$4,054.00, a copy of which is attached, for the removal of 5 dead trees located at the Peek Road Pond and 25 dead trees located at the Regional Detention Pond.

Following review and discussion, Director Lewis moved to (1) accept the report on maintenance of the District's detention ponds and facility sites; and (2) approve the proposal from SWS in the amount of \$4,054.00. Director Vitello 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

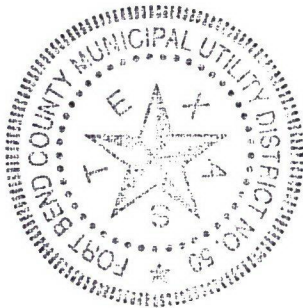
Mr. Carpenter discussed procedures related to the 2026 Directors Election. He reviewed an Order Calling Directors Election. Mr. Carpenter discussed that Notice of Election may be required to be posted or published and provided to the County Clerk and Voter Registrar of Fort Bend County. Following review and discussion, Director Vitello moved to (1) adopt the Order Calling Directors Election and direct that the Order be filed appropriately and retained in the District's official records; and (2) authorize the Secretary's agent to post or publish and provide the Notice of Election to the County Clerk and Voter Registrar, if required. Director Stubblefield seconded the motion, which passed unanimously.

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 Vitello  
Secretary, Board of Directors

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