

MINUTES  
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50

April 1, 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 1st day of April, 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 except Director Stubblefield, thus constituting a quorum.

Also present at the meeting were: Brenda Bonnerjee, member of the public; 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 Andrew Paderanga of BGE, Inc. ("BGE"); Avik Bonnerjee of B&A Municipal Tax Services; Bobby Ferguson of Parkway Lakes Development, Inc.; Bobby Skinner of Taylor Morrison, Inc. ("Taylor Morrison"); and Aaron Carpenter and Cheryl Panozzo of Allen Boone Humphries Robinson LLP ("ABHR").

Corrie Aday of Brown & Brown Lone Star Insurance Agency Inc. ("Brown & Brown") attended the meeting by telephone.

PUBLIC COMMENTS

Ms. Panozzo reported that the District received an inquiry from District resident Karen Joseph regarding a proposed traffic light at the intersection of Peek Road and Bellaire, and Mr. Mersmann stated that the proposed traffic signal is currently in the design phase.

Director Mathews requested use of District-owned property for a family event. Following discussion, the Board concurred to authorize Director Mathews' use of the property.

## RENEWAL OF DISTRICT'S INSURANCE POLICIES

Ms. Aday reviewed a proposal for insurance from Brown & Brown, which includes a list of the District's facilities provided by BGE. Discussion ensued regarding renewal of the insurance policies, including options for cyber liability protection. Following review and discussion, Director Mathews moved to approve the proposal for renewal of the District's insurance from Brown & Brown, including TML's cyber liability coverage, and direct that the proposal be filed appropriately and retained in the District's official records. Director Lewis seconded the motion, which passed by unanimous vote.

## MINUTES

The Board reviewed the minutes of the regular meeting held on March 4, 2026, and the special meeting held on March 11, 2026. After review and discussion, Director Vitello moved to approve the minutes of the regular meeting held on March 4, 2026, and the special meeting held on March 11, 2026, as submitted. Director Mathews seconded the motion, which passed by unanimous vote.

## REPORT ON SALES TAX AUDIT SERVICES

Mr. Bonnerjee reviewed a report on the District's sales tax revenue accounts, a copy of which is attached. He reviewed new and changed sales and use tax permits issued since the last report for businesses located within the District's boundaries.

## AMENDMENT TO AGREEMENT FOR SALES TAX TRACKING SERVICES

Mr. Bonnerjee reviewed an Amended and Restated Agreement for Sales Tax Tracking Services with Bonnerjee and Associates LLC DBA B&A Municipal Sales Tax Services. Following review and discussion, Director Mathews moved to approve the Amended and Restated Agreement for Sales Tax Tracking Services, subject to final review, and direct that the Agreement be filed appropriately and retained in the District's official records. Director Bridges 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 96.73% of the 2025 tax levy had been collected as of March 31, 2026. 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 Mathews seconded the motion, which passed by unanimous vote.

APPROVE PROJECT AUDIT FOR AND RELATED PAYMENT OF ECONOMIC DEVELOPMENT GRANT PAYMENT TO MRPL RETAIL PARTNERS, LTD., AND MRPL RETAIL PARTNERS II, LTD

The Board concurred to defer this matter to next month.

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 noted that check no. 11644 will be voided. After review and discussion, Director Vitello moved to approve the bookkeeper's report, investment report, and payment of the bills listed in the report except check no. 11644 to Brown & Brown in the amount of \$3,698.42. 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 100.4% and reported on maintenance performed at the District's facilities.

Mr. Browne presented customer correspondence, a copy of which is included in the operator's report, regarding the smart meter installation and the related EyeOnWater app, which will be distributed to District customers.

Mr. Browne reviewed the Consumer Confidence Report ("CCR"), a copy of which is attached, regarding the quality of the District's water and stated that it will be filed with the Texas Commission on Environmental Quality ("TCEQ") and distributed to District residents by July 1, 2026.

Mr. Browne stated that MDS provides an annual written report evaluating the effectiveness of the District's Identity Theft Prevention Program (the "Program"), identifying significant instances of identity theft detection, and describing any recommendations regarding changes to the Program. He presented a report on the District's Program. Mr. Browne stated that the report indicates no significant incidents of identity theft detection and MDS recommends no changes to the Program. The Board concurred that it was not necessary to adopt a Program amendment.

Mr. Browne reviewed a water loss audit computing the District's most recent annual system water loss. He stated MDS will file the water loss audit with the Texas Water Development Board ("TWDB").

After review and discussion, Director Mathews moved to (1) approve the operator's report; (2) approve the CCR and authorize it to be distributed to the District's residents and filed with the TCEQ; (3) approve the water loss audit, authorize MDS to file the

audit with the TWDB; and (4) authorize MDS to turn over five accounts in the total amount of \$1,350.20, 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 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 Lewis 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. The Board discussed the District's enrollment in the 2026 NFBWA Water Provider Conservation Program.

Mr. Carpenter stated that the District entered into an Irrigation System Evaluation Cost Sharing Agreement ("Irrigation Agreement") for participation in the W.I.S.E. Guys Program in June, 2011. He stated that the W.I.S.E. Guys Program provides evaluations of residential irrigation systems for the District's customers. Mr. Carpenter stated that the Irrigation Agreement automatically renews for another year if the District does not provide notice of termination at least 60 days prior to the renewal date. Following discussion, Director Mathews moved to allow the Irrigation Agreement to automatically renew for another year. Director Vitello seconded the motions, which passed unanimously.

#### DEVELOPMENT IN THE DISTRICT

Mr. Ferguson provided an update on development in the District, including 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.

Mr. Carpenter stated that D-W North Tract, LLC, a Parkway Lakes Development Inc. affiliate ("Parkway"), has assigned their right to receive reimbursement pursuant to the Development Financing Agreement between the District and Parkway to International Bank of Commerce. He reviewed a Consent to Assignment of Agreements (the "Consent") and stated that the Consent acknowledges the assignment of Parkway's right to receive reimbursement from the District pursuant to the Development Financing Agreement to International Bank of Commerce. After review and discussion, Director Mathews moved to approve and authorize execution of the Consent to Assignment of Agreements and direct that the Consent be filed appropriately and retained in the District's official records. Director Bridges seconded the motion, which passed unanimously.

### 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 execution of a water line and storm sewer easement necessary for the project is pending, and a conditional Letter of No Objection was provided to Fort Bend County for the proposed Richmond Community Center.

#### 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 and stated that a Notice to Proceed was issued for March 16, 2026.

#### 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. 6 in the amount of \$53,580.95 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. He recommended that the Board approve Pay Estimate No. 1 in the amount of \$731,961.40 to Fellers & Clark, LP. Mr. Mersmann then recommended that the Board approve Change Order No. 1 to the contract with Fellers & Clark, LP, resulting in an increase to the contract in the amount of \$592,709.76 for the addition of a right turn lane within Fort Bend County Toll Road Authority right-of-way. After discussion, and based on the engineer's recommendation, the Board determined that Change Order No. 1 is beneficial to the District.

#### 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 recommended that the Board approve Pay Estimate No. 2 in the amount of \$655,729.52 to Hurtado Construction Company ("Hurtado").

#### 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. He recommended that the Board approve Pay Estimate No. 2 in the amount of \$742,528.71 to Clearwater Utilities, LLC ("Clearwater").

#### LIFT STATION NO. 7

Mr. Mersmann gave an update on construction of lift station no. 7. He recommended that the Board approve Pay Estimate No. 2 in the amount of \$163,733.85 to Gael, Inc. ("Gael").

#### 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 a request for water and sanitary sewer capacity for 28 equivalent single-family sanitary sewer and water connections ("ESFC") for proposed development of a 1.7-acre tract located at the northwest corner of Beechnut/Canal and Skinner Lane for townhomes. Following discussion, the Board concurred to continue discussion of the proposed townhomes next month.

Mr. Mersmann then reported that the District received a request for water and sanitary sewer capacity for 70 ESFC for Blue Creek Trails, Section 3.

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

Mr. Mersmann provided an update on the geotechnical investigation for the Ponds being conducted by All-Terra.

BOND APPLICATION NO. 12

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

After review and discussion, and based on the engineer's recommendation, Director Mathews moved to (1) approve the engineer's report; (2) approve Pay Estimate No. 6 in the amount of \$53,580.95 to S&J for construction of the Blue Creek Trails detention and mass grading; (3) approve Pay Estimate No. 1 in the amount of \$731,961.40 to Fellers & Clark, LP for construction of the Blue Creek Trails Peek Road Street Dedication project; (4) approve Change Order No. 1, resulting in an increase in the amount of \$592,709.76 to the contract with Fellers & Clark, LP, based on the Board's finding that the change order is beneficial to the District; (5) approve Pay Estimate No. 2 in the amount of \$655,729.52 to Hurtado for construction of the water, sanitary sewer, and drainage facilities to serve Blue Creek Trails, Section 1; (6) approve Pay Estimate No. 2 in the amount of \$742,528.71 to Clearwater for construction of the water, sanitary sewer, and drainage facilities to serve Blue Creek Trails, Section 2; (7) approve Pay Estimate No. 2 in the amount of \$163,733.85 to Gael for construction of lift station no. 7; (8) approve the Utility Commitment Letter for the proposed Blue Creek Trails, Section 3, subject to final review, and direct that the letter be filed appropriately and retained in the District's official records. Director Vitello seconded the motion, which passed unanimously.

## TAYLOR MORRISON ANNEXATION

Mr. Mersmann reviewed a feasibility study by BGE on the annexation of a 1.924-acre tract of land (the "Tract") into the boundaries of the District and Defined Area No. 1 by Peek Road Holdings, LLC, a Taylor Morrison affiliate, and stated annexation of the Tract is feasible. Following review and discussion, Director Bridges moved to approve the feasibility study subject to final review. Director Mathews seconded the motion, which passed unanimously.

## GEOGRAPHIC INFORMATION SYSTEM MATTERS

There was no discussion on this matter.

## 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. Mersmann then gave an update on design of the Parkway Lakes trails project.

Discussion ensued regarding the 1.7-acre proposed townhome development tract located at the northwest corner of Beechnut/Canal and Skinner Lane. Following discussion, Director Bridges moved to authorize BGE to prepare park and recreation schematic design plans for the 1.7-acre tract. Director Mathews 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. Skinner discussed a proposed maintenance agreement between the District and the Blue Creek Trails Homeowners Association for mowing and maintenance of Ponds B and C and water quality and fountain management for Ponds B, C, and D. Discussion ensued. Following discussion, the Board concurred to consider entering into a maintenance agreement with the Blue Creek Trails Homeowners Association at a future Board meeting.

Following discussion, the Board concurred to consider proposals for water quality and fountain management services for all District waterway facilities.

DISTRICT WEBSITE MATTERS

There was no discussion on this matter.

DISTRICT SECURITY MATTERS

There was no discussion on this matter.

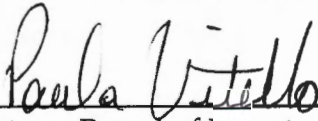
CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, SECTION 551.072, SECTION 551.076, AND SECTION 551.087 TEXAS GOVERNMENT CODE

The Board did not convene in Executive Session.

There being no further business to come before the Board, the meeting was adjourned.

(SEAL)



  
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Secretary, Board of Directors

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