# MINUTES
# FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50

June 3, 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 3rd day of June, 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:

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| 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: Nevah Rodriguez, a resident of the District; Craig Lewis of the North Fort Bend Water Authority ("NFBWA") and District resident; Tony Aranda, Candidate for Fort Bend County Commissioner Precinct 2; 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"); Bobby Ferguson and Corey Ferguson of Parkway Lakes Development, Inc.; Bobby Skinner of Taylor Morrison, Inc. ("Taylor Morrison"); Loren Morales of Rathmann & Associates, L.P.; and Aaron Carpenter, Jacob Sims, and Cheryl Panozzo of Allen Boone Humphries Robinson LLP ("ABHR").

## PUBLIC COMMENTS

Mr. Carpenter reported that the District received correspondence from the Grand Trails Homeowners' Association (the "HOA") manager requesting that the District install radar speed signs. Following discussion, the Board determined that radar speed signs are outside of the ordinary scope of services offered by the District and concurred to decline the HOA's request to install radar speed signs.

## MINUTES

The Board reviewed the minutes of the regular meeting held on May 6, 2026, and the special meeting held on May 12, 2026. After review and discussion, Director Vitello moved to approve the minutes of the regular meeting held on May 6, 2026, and the special meeting held on May 12, 2026, as submitted. Director Lewis 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 98.59% of the 2025 tax levy had been collected as of May 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 Lewis seconded the motion, which passed by unanimous vote.

AUTHORIZE DELINQUENT TAX ATTORNEY TO PROCEED WITH COLLECTION OF DELINQUENT TAXES

After discussion, Director Bridges moved to authorize the delinquent tax attorney to proceed with the collection of 2025 real property delinquent taxes as of July 1, 2026. Director Mathews seconded the motion, which passed by unanimous vote.

DISCUSS 2026 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE FOR DEFINED AREA NO. 1

The Board considered the District's Defined Area No. 1's (Blue Creek Trails) 2026 tax rate. Mr. Morales discussed his recommendation for the District to levy a 2026 operations and maintenance tax rate of $0.65 per $100 of assessed valuation for Defined Area No 1. Mr. Carpenter discussed the two-step process for setting the tax rate and outlined to the Board the purposes of Defined Area No. 1 for the Blue Creek Trails subdivision, including the financing of anticipated infrastructure. Following discussion, Director Mathews moved to: (1) set the public hearing for adoption of the tax rate for July 1, 2026; and (2) authorize the tax assessor/collector to mail notice of the District's meeting on July 1, 2026, to set the proposed 2026 tax rate of $0.65 per $100 of assessed valuation for Defined Area No. 1 for operations and maintenance. Director Lewis 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 Lewis 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.

The Board concurred to defer consideration of an Agreement for Bookkeeping Services for Defined Area No. 1 to next month.

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 100.3% and reported on maintenance performed at the District's facilities.

In preparation of the 2026 hurricane season, Mr. Browne reviewed MDS' preventative maintenance and hurricane preparedness plans for the District.

Mr. Browne reported that information regarding the smart meter installation and the EyeOnWater app was to be distributed to District customers on July 11, 2026, via eblast and inserted in the water bills. Following discussion, the Board directed MDS to wait until September to distribute the information.

After review and discussion, Director Vitello moved to (1) approve the operator's report; and (2) authorize MDS to turn over four accounts in the total amount of $2,381.32, 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 Vitello 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.

APPROVE RISK AND RESILIENCE RE-ASSESSMENT AND FILING OF CERTIFICATION OF SAME WITH THE ENVIRONMENTAL PROTECTION AGENCY

Mr. Carpenter reported on certain certification obligations that the District must meet under the America's Water Infrastructure Act of 2018 (the "Act"). He stated that, pursuant to the Act, the District must certify to the Environmental Protection Agency that its community water system has completed a Risk and Resilience Re-Assessment (the "Re-Assessment"). Mr. Browne discussed the District's Re-Assessment. After review and discussion, Director Mathews moved to (1) approve the Risk and Resilience Re-Assessment subject to final review by Director Mathews; (2) authorize the filing of certification of the Re-Assessment with the Environmental Protection Agency; and (3) direct the Re-Assessment to be filed, confidentially, in the District's official records and the confirmation of certification be filed in the District's official records. Director Bridges seconded the motion, which passed unanimously.

GARBAGE AND RECYCLING SERVICE MATTERS

There was no discussion on this matter.

NFBWA MATTERS

Mr. Carpenter reported that the Surface Water Supply Project Central Pump Station was officially put into service yesterday by the West Harris County Regional Water Authority.

The Board discussed the District's participation in the NFBWA Water Provider Conservation Program.

DEVELOPMENT IN THE DISTRICT

Mr. Bobby Ferguson and Mr. Corey Ferguson provided updates 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.

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.

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. He recommended that the Board approve Change Order No. 1 to the contract with Infrastructure Construction Services, resulting in an increase to the contract in the amount of $36,390.00 for additional length of wall replacement. After discussion, and based on the engineer's recommendation, the Board determined that Change Order No. 1 is beneficial to the District.

BLUE CREEK TRAILS DETENTION AND MASS GRADING

Mr. Mersmann gave an update on construction of the Blue Creek Trails detention and mass grading and stated the project is approximately 95% complete.

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. 3 in the amount of $1,700,291.34 to Fellers & Clark, LP.

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. 4 in the amount of $242,567.32 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. 4 in the amount of $1,131,600.29 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. 4 in the amount of $127,942.20 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

Discussion ensued regarding a 0.0978-acre drainage easement within the Take 5 Oil Change development tract which was approved by the Board last month.

Mr. Carpenter requested the Board's approval and acceptance of a Special Warranty Deed for the conveyance of 3.61-acre and 0.3584-acre Drainage Easements from D-W East, LLC to the District.

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. He reported that All-Terra completed the field work and is working on their report. Mr. Mersmann discussed options for remediation with the Board. Following discussion, the Board concurred to further discuss remediation options for the Ponds at a future Board meeting.

BOND APPLICATION NO. 12

Mr. Mersmann gave an update on bond application no. 12 and reported that the application is under review by the Texas Commission on Environmental Quality.

After review and discussion, and based on the engineer's recommendation, Director Vitello moved to (1) approve the engineer's report; (2) approve Change Order No. 1, resulting in an increase in the amount of $36,390.00 to the contract with Infrastructure Construction Services for construction of the Westpark Lakes Pond B retaining wall repair project, based on the Board's finding that the change order is beneficial to the District; (3) approve Pay Estimate No. 3 in the amount of $1,700,291.34 to Fellers & Clark, LP for construction of the Blue Creek Trails Peek Road Street Dedication project; (4) approve Pay Estimate No. 4 in the amount of $242,567.32 to Hurtado for construction of the water, sanitary sewer, and drainage facilities to serve Blue Creek Trails, Section 1; (5) approve Pay Estimate No. 4 in the amount of $1,131,600.29 to Clearwater for construction of the water, sanitary sewer, and drainage facilities to serve Blue Creek Trails, Section 2; (6) approve Pay Estimate No. 4 in the amount of $127,942.20 to Gael for construction of lift station no. 7; and (7) accept and authorize execution of the Special Warranty Deed for the conveyance of 3.61-acre and 0.3584-acre Drainage Easements from D-W East, LLC and direct that such document be filed appropriately and retained in the District's official records. Director Mathews seconded the motion, which passed unanimously.

TAYLOR MORRISON ANNEXATION

Mr. Carpenter reviewed the Petition for Addition of Certain Land submitted by Peek Road Holdings, LLC to add a 1.924-acre tract of land to the District. Mr. Carpenter then reviewed the Petition for Consent to Annex Land for the tract. He stated that the Petition will be submitted to the City of Houston to request approval of the annexation.

Following review and discussion, Director Mathews moved to (1) accept the Petition for Addition of Certain Land for the 1.924-acre tract of land; (2) authorize execution and submittal of the Petition for Consent to Annex Land for the 1.924-acre tract; and (3) direct that the Petitions be filed appropriately and retained in the District's official records. Director Bridges 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 gave an update on construction of the Blue Creek Trails, Sections 1 and 2 perimeter fencing and recommended that the Board approve the following change orders to the contract with American Wall Systems: (1) Change Order No. 3 resulting in an increase to the contract in the amount of $71,931.65 for additional permacrete fencing along Peek Road; and (2) Change Order No. 4 resulting in an increase to the contract in the amount of $65,464.20 for additional wood fencing along reserves. Based on the landscape architect's recommendation, the Board determined that Change Order Nos. 3 and 4 are beneficial to the District. Following review and discussion, based on the Landscape Architect's recommendation, Director Mathews moved to approve Change Order Nos. 3 and 4, resulting in increases in the amounts of $71,931.65 and $65,464.20, respectively, to the contract with American Wall Systems for construction of the Blue Creek Trails, Sections 1 and 2 perimeter fencing, based on the Board's finding that the change order is beneficial to the District. Director Bridges seconded the motion, which passed unanimously.

Mr. Patterson presented the design plans for the Parkway Lakes trails project. He requested approval of the plans and specifications and authorization to advertise for bids for the project. Following review and discussion, based on the Landscape Architect's recommendation, Director Bridges moved to approve the plans and specifications and authorize advertisement for bids for the Parkway Lakes trails project. Director Mathews seconded the motion, which passed unanimously.

Mr. Patterson then presented conceptual design plans, a copy of which is attached, for a proposed park and recreation facility at the 1.7-acre tract located at the northwest corner of Beechnut/Canal and Skinner Lane. Discussion ensued.

## 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, a copy of which is attached, in the amount of $11,212.00 for plant replacement at Westpark Lakes Ponds A and B. Following review and discussion, Director Mathews moved to approve the proposal from SWS in the amount of $11,212.00. Director Bridges seconded the motion, which passed unanimously.

Mr. Halbert reported that he will present a proposed budget from SWS for the fiscal year ending September 30, 2027, next month and requested that the Board submit requests for additional mowing prior to the next meeting.

## FACILITIES MAINTENANCE AGREEMENT WITH BLUE CREEK TRAILS HOMEOWNERS' ASSOCIATION

Mr. Carpenter presented and reviewed a proposed Facilities Maintenance Agreement with the Blue Creek Trails Community Association, Inc. (the "Agreement").

Following review and discussion, Director Bridges moved to approve the Agreement subject to final review and direct that it be filed appropriately and retained in the District's official records. Director Vitello seconded the motion, which passed by a unanimous vote.

DISTRICT WEBSITE MATTERS

The Board discussed District website matters.

DISTRICT SECURITY MATTERS

There was no discussion on this matter.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.072, TEXAS GOVERNMENT CODE

The Board convened in Executive Session at 2:31 p.m., pursuant to Section 551.072, Texas Government Code, to deliberate regarding real property. Present at the closed meeting were Directors Bridges, Mathews, Vitello and Lewis, Mr. Mersmann, Mr. Carpenter, Mr. Sims, and Ms. Panozzo.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION REGARDING MATTERS DISCUSSED IN EXECUTIVE SESSION

The Board reconvened in regular session at 2:49 p.m. No action was taken by the Board.

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

(SEAL)

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50
T E X A S

Paula Vitello

Secretary, Board of Directors

## LIST OF ATTACHMENTS TO MINUTES