

MINUTES  
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50

July 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 July, 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: Craig Lewis of the North Fort Bend Water Authority ("NFBWA") and District resident; Commissioner Dexter McCoy, Fort Bend County Precinct 4 ("Precinct 4"); Loren Haskins of Precinct 4; 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, Trevor Deines, and Andrew Paderanga of BGE, Inc. ("BGE"); Duncan Flintoff, Andrew Ausec, Nova Aulwes, Jed Moore, and Emery Selner of Quiddity; Bobby Ferguson of Parkway Lakes Development, Inc.; Bobby Skinner of Taylor Morrison, Inc.; Loren Morales of Rathmann & Associates, L.P.; Ken Farrar of Best Trash, LLC ("Best Trash"); Jessica Stroh of *Fort Bend Falcon*; and Aaron Carpenter and Cheryl Panozzo of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no comments from the public.

PRESENTATION FROM PRECINCT 4 REGARDING POTENTIAL COUNTY PARTNERSHIPS

Commissioner McCoy introduced himself to the Board and discussed potential partnership opportunities between the District and Fort Bend County (the "County") and/or Precinct 4, including a County Sidewalk Safety Program. Commissioner McCoy and Mr. Haskins responded to various questions from the Board regarding maintenance of public right-of-way in the District, County mobility projects, and

sidewalk connectivity. Following discussion, Commissioner McCoy and Mr. Haskins left the meeting.

### MINUTES

The Board reviewed the minutes of the regular meeting held on June 3, 2026. After review and discussion, Director Vitello moved to approve the minutes of the regular meeting held on June 3, 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 99.16% of the 2025 tax levy had been collected as of June 30, 2026. After review and discussion, Director Mathews 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.

### GARBAGE AND RECYCLING SERVICE MATTERS, INCLUDING ANNUAL CPI RATE ADJUSTMENT

Mr. Farrar reviewed a letter from Best Trash, a copy of which is attached, and stated that pursuant to the First Amendment to Residential Solid Waste Collection Contract between the District and Best Trash, the annual CPI increase for 2026 is 3.8% and, effective July 1, 2026, the garbage and recycling collection rate increased to \$26.14 per month per connection.

Mr. Farrar then reviewed information regarding a Household Hazardous Waste Program through HHW Solutions, a Best Trash company, a copy of which is attached, and stated that the District's cost to add the program is \$1.40 per residence. Following discussion, the Board requested that Mr. Farrar determine whether the program includes disposal of electronics.

### CONDUCT PUBLIC HEARING REGARDING DISTRICT'S TAX RATE FOR DEFINED AREA NO. 1 (BLUE CREEK TRAILS), ADOPT ORDER LEVYING TAXES, AND AUTHORIZE EXECUTION OF AMENDMENT TO INFORMATION FORM

Mr. Carpenter stated that the notice was mailed of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2026 total tax rate of \$0.65 per \$100 of assessed valuation for Defined Area No 1 for the Blue Creek Trails subdivision.

Director Bridges then opened the public hearing. There being no comments from the public, Director Bridges closed the public hearing.

Mr. Carpenter presented an Order Levying Taxes reflecting the proposed 2026 tax rate for Defined Area No 1. Mr. Carpenter then presented to the Board an Amendment to Information Form reflecting the 2026 tax rate.

After review and discussion, Director Mathews moved to adopt the Order Levying Taxes reflecting a total 2026 tax rate of \$0.65 per \$100 of assessed valuation for operations and maintenance for Defined Area No 1, authorize execution of the Amendment to Information Form, and direct that the Order and the Amendment be filed appropriately and retained in the District's official records. Director Vitello seconded the motion, which passed by unanimous vote.

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

The Board discussed the AWBD summer conference. Ms. Arterburn noted the expenses were submitted in accordance with the District's travel reimbursement guidelines. After review and discussion, Director Mathews moved to approve reimbursement of eligible expenses for the summer conference and authorize all interested directors to attend the AWBD winter conference. Director Bridges 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. 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 Mathews seconded the motion, which passed by unanimous vote.

Ms. Arterburn then presented an Agreement for Bookkeeping Services for Defined Area No. 1. Following review and discussion, Director Mathews moved to approve the Agreement for Bookkeeping Services and direct that it be filed appropriately and retained in the District's official records. Director Bridges seconded the motion, which passed unanimously.

UNLIMITED TAX BONDS, SERIES 2026 (THE "SERIES 2026 BONDS"), INCLUDING APPROVE PRELIMINARY OFFICIAL STATEMENT AND OFFICIAL NOTICE OF SALE, ENGAGE RATING COMPANY TO PERFORM CREDIT RATING ANALYSIS FOR SERIES 2026 BONDS, APPOINT PAYING AGENT/REGISTRAR, AUTHORIZE ADVERTISEMENT FOR SALE OF THE SERIES 2026 BONDS AND SCHEDULE BOND SALE

Mr. Morales discussed the proposed \$14,420,000 Series 2026 Bonds and stated he anticipates that the District will soon receive the Order from the Texas Commission on Environmental Quality ("TCEQ") approving the issuance of the Series 2026 Bonds (the "Order"). He discussed a schedule for the bond sale.

Mr. Morales reviewed the Preliminary Official Statement and Official Notice of Sale for the Series 2026 Bonds with the Board.

Mr. Morales discussed engaging Moody's Investors Services to perform a credit rating analysis for the Series 2026 Bonds.

The Board discussed appointing The Bank of New York Mellon Trust Company, N.A., as the Paying Agent/Registrar for the Series 2026 Bonds.

The Board considered authorizing the District's financial advisor to advertise and schedule the sale of the Series 2026 Bonds.

Mr. Carpenter stated that Mark C. Eyring, CPA, PLLC, has submitted an engagement letter to the Board to conduct a developer reimbursement report for the Series 2026 Bonds.

After review and discussion, Director Mathews moved to (1) approve the Preliminary Official Statement and Official Notice of Sale for the Series 2026 Bonds, subject to receipt of the Order from the TCEQ; (2) approve the engagement of Moody's Investors Services to perform a credit rating analysis for the Series 2026 Bonds; (3) appoint The Bank of New York Mellon Trust Company, N.A., as the Paying Agent/Registrar for the Series 2026 Bonds; (4) authorize the District's financial advisor to advertise and schedule the sale of the Series 2026 Bonds for Wednesday, August 5, 2026, at 12:00 p.m., subject to receipt of the Order from the TCEQ; and (5) approve and authorize execution of the engagement letter from Mark C. Eyring, CPA, PLLC, to conduct the developer reimbursement report for the Series 2026 Bonds and direct that the engagement letter be filed appropriately and retained in the District's official records. Director Vitello 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 96.9% and reported on

maintenance performed at the District's facilities. After review and discussion, Director Mathews moved to (1) approve the operator's report; and (2) authorize MDS to turn over five accounts in the total amount of \$609.38, 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 Methews 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 INTERLOCAL AGREEMENT WITH THE FORT BEND SUBSIDENCE DISTRICT ("FBSD") FOR THE WATER WISE PROGRAM

Mr. Carpenter reviewed an Interlocal Agreement between the District and the FBSD for participation in the Water Conservation Education Program and noted that the agreement provides for sponsorship of a maximum of 160 students at Hubanek Elementary and McNeill Elementary for the 2026-2027 school year. Following review and discussion, Director Bridges moved to approve and authorize execution of the Interlocal Agreement between the District and the FBSD for participation in the Water Conservation Education Program and direct that the Agreement be filed appropriately and retained in the District's official records. Director Vitello seconded the motion, which passed by unanimous vote.

#### NFBWA MATTERS

There was no discussion on this matter.

#### 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.

## 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 an 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 reported that construction of the water, sanitary sewer, and drainage facilities to serve the District West mixed-use development is complete.

### 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 Pay Estimate Nos. 1 and 2 in the amounts of \$100,746.00 and \$104,670.00, respectively, to Infrastructure Construction Services.

### 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. 1 AND 4

Mr. Mersmann gave an update on construction of generators at Lift Station Nos. 1 and 4. He recommended that the Board approve Pay Estimate No. 1 in the amount of \$195,039.00 to McDonald Municipal and Industrial.

Mr. Mersmann then recommended that the Board approve invoice no. AT2211-026-16 from All-Terra Engineering ("All-Terra") in the amount of \$860.00 for construction materials testing services.

#### 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 the project is approximately 90% complete.

#### 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 and stated the project is approximately 95% complete.

#### 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 and stated the project is approximately 95% complete. He recommended that the Board approve Change Order No. 2 to the contract with Clearwater Utilities, LLC ("Clearwater"), resulting in an increase to the contract in the amount of \$158,964.80 to include concrete pavement parking area for Reserve D. After discussion, and based on the engineer's recommendation, the Board determined that Change Order No. 2 is beneficial to the District. Mr. Mersmann then recommended that the Board approve Pay Estimate No. 5 in the amount of \$248,754.93 to Clearwater.

#### WATER, SANITARY SEWER, AND DRAINAGE FACILITIES AND PAVING TO SERVE BLUE CREEK TRAILS, SECTION 3

Mr. Mersmann reported that bids were received for construction of the water, sanitary sewer, and drainage facilities and paving to serve Blue Creek Trails, Section 3 and recommended that the Board award the contract to the lowest bidder, Hurtado Construction Company ("Hurtado") in the amount of \$1,889,888.88. The Board concurred that, in its judgment, Hurtado 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, SANITARY SEWER, AND DRAINAGE FACILITIES AND PAVING TO SERVE BLUE CREEK TRAILS, SECTION 4

Mr. Mersmann requested authorization from the Board for design of the water, sanitary sewer, and drainage facilities and paving to serve Blue Creek Trails, Section 4.

#### 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. 5 in the amount of \$128,018.70 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. He recommended that the Board approve Pay Estimate No. 2 in the amount of \$1,800.00 to Traffic Systems Construction, Inc. ("Traffic Systems").

#### MEADOW RANCH PARKWAY

Mr. Mersmann reported that bids were received for construction of the Meadow Ranch Parkway Street Dedication, Section 4, water, sanitary sewer, storm sewer facilities and paving project and recommended that the Board award the contract to the lowest bidder, Hurtado Construction Company ("Hurtado") in the amount of \$878,888.88. The Board concurred that, in its judgment, Hurtado 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.

#### 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 2 equivalent single-family connections of out-of-District water and sanitary sewer service to serve an O-Reilly Auto Parts development. Following discussion, the Board concurred to deny the request for out-of-District water and sanitary sewer service. The Board directed Mr. Mersmann to discuss the possibility of annexing such land into the District with the developer of the proposed O-Reilly Auto Parts.

#### 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. Mr. Mersmann then recommended that the Board approve an invoice from All-Terra in the amount of \$6,370.00 for the geotechnical report.

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 Nos. 1 and 2 in the amounts of \$100,746.00 and \$104,670.00, respectively, to Infrastructure Construction Services for construction of the Westpark Lakes Pond B retaining wall repair project; (3) approve Pay Estimate No. 1 in the amount of \$195,039.00 to McDonald Municipal and Industrial for construction of generators at Lift Station Nos. 1 and 4; (4) approve invoice no. AT2211-026-16 from All-Terra Engineering in the amount of \$860.00 for the generators at Lift Station Nos. 1 and 4 project; (5) approve Change Order No. 2, resulting in an increase in the amount of \$158,964.80 to the contract with Clearwater, based on the Board's finding that the change order is beneficial to the District; (6) approve Pay Estimate No. 5 in the amount of \$248,754.93 to Clearwater for construction of the water, sanitary sewer, and drainage facilities to serve Blue Creek Trails, Section 2; (7) authorize design, approve plans and specifications, authorize advertisement for bids for construction of water, sanitary sewer, and drainage facilities and paving to serve Blue Creek Trails, Section 3; (8) award the contract for construction of the water, sanitary sewer, and drainage facilities and paving to serve Blue Creek Trails, Section 3 to Hurtado in the amount of \$1,889,888.88, subject to receipt of the payment and performance bonds and the certificate(s) of insurance and endorsements, if any, provided by the contractor; (9) authorize design of the water, sanitary sewer, and drainage facilities and paving to serve Blue Creek Trails, Section 4; (10) approve Pay Estimate No. 5 in the amount of \$128,018.70 to Gael for construction of lift station no. 7; (11) approve Pay Estimate No. 2 in the amount of \$1,800.00 to Traffic Systems for installation of a traffic signal at the intersection of Peek Road and SH99; (12) authorize design, approve plans and specifications, authorize advertisement for bids for construction of Meadow Ranch Parkway Street Dedication, Section 4, water, sanitary sewer, storm sewer facilities and paving; (12) award the contract for construction of the Meadow Ranch Parkway Street Dedication, Section 4, water, sanitary sewer, storm sewer facilities and paving project to Hurtado in the amount of \$878,888.88, subject to receipt of the payment and performance bonds and the certificate(s) of insurance and endorsements, if any, provided by the contractor; and (13) approve the invoice from All-Terra in the amount of \$6,370.00.00 for the geotechnical report for the area between the Ponds. Director Vitello 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 landscape improvements. He recommended that the Board approve the following: (1) Pay Estimate No. 1 in the amount of \$16,570.58 to D.L. Meacham; (2) Pay Estimate No. 2 in the amount of \$3,721.40 to D.L. Meacham; and (3) Change Order No. 1 to the contract with D.L. Meacham L.P. ("D.L. Meacham"), resulting in an increase to the contract in the amount of \$4,070.72 to adjust bench specifications to match the recreation center. After discussion, and based on the landscape architect's recommendation, the Board determined that Change Order No. 1 is beneficial to the District.

Mr. Mersmann gave an update on construction of the Blue Creek Trails Recreation Center park amenities. 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 Mathews moved to (1) approve Pay Estimate Nos. 1 and 2 in the amounts of \$16,570.58 and \$3,721.40 to D.L. Meacham for construction of the Blue Creek Trails Sections 1 and 2 landscape improvements; (2) approve Change Order No. 1, resulting in an increase in the amount of \$4,070.72 to the contract with D.L. Meacham, based on the Board's finding that the change order is beneficial to the District; and (3) approve the plans and specifications, and authorize advertisement for bids for construction of the Blue Creek Trails Recreation Center park amenities. Director Vitello seconded the motion, which passed unanimously.

Mr. Deines reported that bids were received for the Parkway Lakes Sections 1, 2, and 3 sidewalk improvements project and the bids are under review.

Mr. Deines presented conceptual design plans, a copy of which is attached, for a proposed park and recreation facility at the 1.7-acre tract (the "Tract") located at the northwest corner of Beechnut/Canal and Skinner Lane. Mr. Carpenter provided an update on the purchase of the Tract by the District.

## 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 requested authorization from the Board to increase the mowing frequency for Parkway Lakes Sections 1, 2, and 3 from one mowing per month to twice per month. Following discussion, Director Bridges moved to approve the increased mowing frequency for Parkway Lakes Sections 1, 2, and 3 to twice per month. Director Vitello seconded the motion, which passed unanimously.

Mr. Halbert presented a proposed budget from SWS for the fiscal year ending September 30, 2027, and requested that the Board submit comments on the budget prior to the next meeting.

## DISTRICT WEBSITE MATTERS

The Board discussed District website matters.

## DISTRICT SECURITY MATTERS

There was no discussion on this matter.

## PROPOSALS FOR WATER QUALITY AND FOUNTAIN MANAGEMENT SERVICES

Following discussion, Director Mathews made a motion to include services for water quality and fountain maintenance in the Maintenance Agreement between the District and Blue Creek Trails Community Association, Inc. (the "HOA"). Director Vitello seconded the motion, which passed unanimously.

## CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.072, 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

LIST OF ATTACHMENTS TO MINUTES

|                                                                           | Minutes     |
|---------------------------------------------------------------------------|-------------|
|                                                                           | <u>Page</u> |
| Tax Assessor/Collector's report .....                                     | 2           |
| Letter from Best Trash .....                                              | 2           |
| Information regarding a Household Hazardous Waste Program .....           | 2           |
| Bookkeeper's report.....                                                  | 3           |
| Operator's report.....                                                    | 4           |
| Engineer's report.....                                                    | 6           |
| Landscape Architect Report .....                                          | 10          |
| Conceptual design plans for a proposed park and recreation facility ..... | 10          |
| Maintenance Report from SWS.....                                          | 11          |