

## **FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 7**

Minutes of Special Meeting of Board of Directors  
April 7, 2026

The Board of Directors (the "Board") of Fort Bend County Levee Improvement District No. 7 (the "District") met in special session at 445 Commerce Green Boulevard, Sugar Land, Fort Bend County, Texas 77478, an official meeting place of the Board, on April 7, 2026, in accordance with the duly posted Notice of Special Public Meeting, and the roll was called of the duly constituted officers and members of the Board, as follows:

Gerald Kazmierczak, Chairman  
Nathan Bedee, Vice Chairman  
Susheem Mehta, Secretary  
James R. Grotte, Assistant Secretary

and all of said persons were present, thus constituting a quorum.

Also present were: Phil Martin and Caitlin Cox of Guideline Management Services, Inc. ("GMS"); Shannon O'Hara of LJA Engineering, Inc. ("LJA"); Brittany Keeswood of Assessments of the Southwest, Inc. ("ASW"); Jeff Perry and Michael Brooks of Levee Management Services, LLC ("LMS"); Rick Marriott of Si Environmental, LLC ("SE"); Calep Estes of Touchstone District Services, LLC ("Touchstone"); Tina Tran of Forvis Mazars, LLP ("FM"); Todd Kelly, Executive Director, and Michael Wingard, Maintenance Manager, of the New Territory Residential Community Association, Inc. ("NTRCA"); Dave Burdette, a member of the public and President of Fort Bend Mountain Bike Association; Larry Dunbar, a member of the public and resident of the District; and Christopher Skinner of Schwartz, Page & Harding, L.L.P. ("SPH"). Mr. Kelly entered the meeting after it was called to order, as noted herein.

The Chairman called the meeting to order and declared it open for such business as might regularly come before the Board.

### **PUBLIC COMMENTS**

The Board began by opening the meeting for public comments. Mr. Burdette addressed the Board regarding a possible agreement with the Fort Bend Mountain Bike Association in connection with use of the hike and bike trails along the Brazos River Bank. The Board responded to questions from Mr. Burdette.

### **MINUTES**

As the next order of business, the Board considered approving the draft minutes of the Board meeting held on March 5, 2026. After discussion, it was moved by Director Bedee, seconded by Director Mehta and unanimously carried, that the draft minutes for the March 5, 2026, meeting be approved, as written.

## TAX ASSESSOR-COLLECTOR REPORT

Ms. Keeswood next presented to and reviewed with the Board the Tax Assessor-Collector Report (the "TAC Report") for the period ended March 31, 2026, which report is attached hereto as **Exhibit A**, including the disbursements presented for payment from the District's tax account, and a list of delinquent taxpayers. She also presented four requests for waiver of penalties and interest from taxpayers included with the TAC Report. After discussion, it was moved by Director Grotte, seconded by Director Bedee and unanimously carried, that the TAC Report be approved and the disbursements identified therein be approved for payment from the District's tax account, and that the request for a waiver of penalties and interest from Mr. Neves be granted, and the other three requests for waivers of penalties and interest be denied.

## DELINQUENT TAX COLLECTIONS REPORT

The Board deferred consideration of the Delinquent Tax Report from Perdue, Brandon, Fielder, Collins & Mott L.L.P., the District's delinquent tax collections attorneys. Mr. Skinner informed the Board that the report is presented quarterly.

## RESOLUTION AUTHORIZING AN ADDITIONAL PENALTY ON DELINQUENT REAL PROPERTY TAXES

The Board considered the adoption of a Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes. Mr. Skinner advised that the Board is authorized, pursuant to Section 33.07 of the Texas Tax Code, as amended, to impose, under certain conditions on July 1, an additional penalty not to exceed twenty percent (20%) of the total taxes, penalty and interest due the District on taxes that remain delinquent as of July 1 of the year in which they became delinquent. He noted that the additional penalty to be imposed by this Resolution will not apply to delinquent personal property taxes which have incurred an additional penalty pursuant to that certain Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes, which was passed and approved by the District on January 6, 2026. After further discussion, it was moved by Director Grotte, seconded by Director Mehta and unanimously carried, that the Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes, attached hereto as **Exhibit B**, be adopted by the District, and that Perdue Brandon be authorized to proceed with the collection of the District's 2025 delinquent real property tax accounts on July 1, 2026, subject to proper notice having been given as provided in said Resolution, including the filing of lawsuits as necessary.

## BOOKKEEPER'S REPORT

Ms. Tran presented to and reviewed with the Board the Bookkeeper's Report, dated April 7, 2026, prepared by FM; the report is attached hereto as **Exhibit C**. After discussion, it was moved by Director Bedee, seconded by Director Mehta and unanimously carried, that the Bookkeeper's Report be approved, and the checks and wires reviewed by the Board be authorized for payment.

Mr. Kelly entered the meeting during the above discussion.

**ANNUAL MAINTENANCE FOR ARBITRAGE ANALYSIS REPORT**

Mr. Skinner presented to and reviewed with the Board an Annual Maintenance for Arbitrage Analysis Report ("Report") from Municipal Risk Management Group, L.L.C. dated February 26, 2026, a copy of which Report is attached hereto as **Exhibit D**, relative to arbitrage rebate and/or yield restriction regulations in connection with the District's various outstanding bond issues. In connection therewith, Mr. Skinner advised that Arbitrage Compliance Services, Inc. ("ACS") will prepare the necessary arbitrage compliance computations as required by the Internal Revenue Service under ACS' current engagement letter with the District, and is recommended by MRMG.

**FINANCIAL MANAGEMENT PLAN**

It was noted this matter would be discussed further under Capital Improvements Projects later in the meeting.

**STORM WATER MANAGEMENT PLAN ("SWMP")**

The Board deferred consideration of any matters related to the District's Storm Water Management Plan.

**STATUS OF NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY RATING FOR NEW TERRITORY**

Mr. Martin reported on the status of National Flood Insurance Program Community Rating for New Territory.

**FORT BEND LEVEE COALITION**

Mr. Martin reported on the status of activities of the Fort Bend Levee Coalition.

**LETTER AGREEMENT WITH NEW TERRITORY RESIDENTIAL COMMUNITY ASSOCIATION, INC. FOR REPAIRS AT ELLIS CREEK**

The Board next considered the request from the NTRCA related to repairs of bulkheads and erosion at Ellis Creek. Mr. Kelly discussed with the Board the NTRCA's preference to perform the repairs ("ShoreSox Erosion Repair Project") and the estimated total costs for same which are not expected to exceed \$85,000. He proposed that each the NTRCA and the District bear fifty-percent (50%) of the total costs. After discussion on the matter, it was moved by Director Grotte, seconded by Director Bedee and unanimously carried, that the Board approve the NTRCA's proposal, subject to the contract being memorialized in a letter agreement pursuant to which the NTRCA will perform the repairs and the District being responsible for fifty-percent (50%) of the total cost of the project, provided that the maximum amount to be contributed by the District is \$42,500.

## OPERATIONS AND MAINTENANCE REPORTS

Mr. Perry presented to and reviewed with the Board a written Operations and Maintenance Report dated April 7, 2026, attached hereto as **Exhibit E**, regarding maintenance performed on levee, pump station and drainage facilities throughout the District.

Ms. Keeswood exited the meeting at this time.

Director Grotte next presented to and discussed with the Board a Fence Damage Assessment presentation depicting various locations of damaged fencing. After discussion, it was moved by Director Grotte, seconded by Director Kazmierczak and unanimously carried, that the Board authorize LMS to proceed with fencing repairs, as discussed.

Mr. Marriott presented to and reviewed with the Board a written Operations Report prepared by SE for the month of March 2026, relative to the District's Reclaimed Water System. A copy of such Operations Report is attached hereto as **Exhibit F**.

Mr. Marriott exited the meeting at this time.

## CAPITAL IMPROVEMENTS PROJECTS

Mr. Martin presented to and discussed with the Board the General Manager's Report dated April 7, 2026, attached hereto as **Exhibit G**.

Ms. O'Hara next presented to and reviewed with the Board an Engineering Report dated April 7, 2026, prepared by LJA; said report is attached hereto as **Exhibit H**.

## ATTORNEY'S REPORT

The Board next considered the Attorney's Report. In connection therewith, Mr. Skinner reminded the Board that cybersecurity training is required annually by Chapter 2054, Texas Government Code, and should be completed by August 31, 2026. He requested that the directors submit their cybersecurity training certificates to SPH for the District's records upon completion of the training course.

## WEBSITE AND COMMUNICATION MATTERS

Mr. Estes presented to and reviewed with the Board Touchstone's Communications Report attached hereto as **Exhibit I**.

## CLOSED SESSION

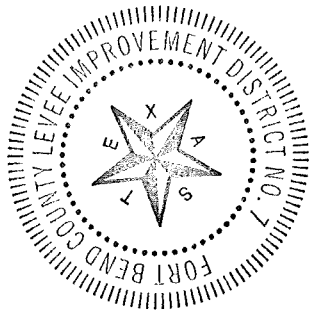
The Board concurred that a Closed Session would not be required in connection with the matters discussed at the meeting.

**FUTURE AGENDA ITEMS**

The Board considered items for placement on future agendas. The Board did not request any items be placed on future agendas other than those already discussed and regular and on-going items.

**ADJOURNMENT**

There being no further business to come before the Board, on motion made by Director Bedee, seconded by Director Grotte and carried unanimously, the meeting was adjourned.



S. P. Mehler  
Secretary  
Board of Directors

**LIST OF ATTACHMENTS TO MINUTES**

- EXHIBIT A Tax Assessor/Collector Report
- EXHIBIT B Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes
- EXHIBIT C Bookkeeper's Report
- EXHIBIT D Annual Maintenance for Arbitrage Analysis Report
- EXHIBIT E LMS Operation and Maintenance Report
- EXHIBIT F SE Operations Report
- EXHIBIT G GMS Report
- EXHIBIT H LJA Report
- EXHIBIT I Communications Report