

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

### **Minutes of Special Meeting of Board of Directors August 19, 2025**

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 Blvd, Sugar Land, Fort Bend County, Texas 77478, an official meeting place of the Board, on August 19, 2025, 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:

Cindy Picazo, Chairman  
Gerald Kazmierczak, Vice-Chairman  
Nathan Bedee, Secretary  
Susheem Mehta, Assistant Secretary  
James R. Grotte, Director

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"); Craig Kalkomey of LJA Engineering, Inc. ("LJA"); Danae Dehoyos, Calep Estes and Daenon Russell of Touchstone District Services, LLC ("Touchstone"); Christine Crotwell of Masterson Advisors LLC ("Masterson"); Cade Rhoden of D.R. Horton – Texas, Ltd. ("D.R. Horton"); Mark Breeding of Hunton Andrews Kurth LLP ("HAK"), who entered the meeting after it was called to order, as noted herein; and Christopher Skinner of Schwartz, Page & Harding, L.L.P. ("SPH").

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. No public comments were offered.

### **FINANCIAL MANAGEMENT PLAN**

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

### **FORT BEND LEVEE COALITION**

Mr. Martin provided the Board with an update regarding activities of the Fort Bend Levee Coalition.

## **2025 TAX RATE RECOMMENDATION**

The Board next considered the Financial Advisor's recommendation concerning the District's proposed 2025 tax rate. In connection therewith, Ms. Crotwell presented to and reviewed with the Board a tax rate analysis and tax rate recommendation prepared by Masterson relative to the District's 2025 debt service and maintenance tax rates. A copy of the recommendation is attached hereto as **Exhibit A**. Ms. Crotwell reminded the Board that the District levied a 2024 debt service tax rate of \$0.215 and a maintenance tax rate of \$0.10774, for a total tax rate of \$0.322740.

There next followed a discussion concerning the District's 2025 debt service and maintenance tax rates and the requirements for notice of the District's intention to adopt a 2025 tax rate. Mr. Skinner advised that, pursuant to Section 49.236 of the Texas Water Code, as amended, the District is required to provide a notice containing certain tax-related information in connection with each meeting at which the adoption of a tax rate will be considered. Mr. Skinner further advised that the information to be included in the notice is set forth in the Texas Water Code and includes the proposed tax rate to be adopted. He advised that the District must provide the notice by either (1) publishing it at least once in a newspaper having general circulation in the District at least seven days before the date of the meeting at which the tax rate will be adopted, or (2) mailing it to each owner of taxable property in the District, at the address shown on the most recently certified tax roll of the District, at least ten days before the date of the meeting.

After discussion, Director Grotte moved that (i) the Board declare its intention to levy a proposed 2025 debt service tax rate of \$0.21500 and a proposed maintenance tax rate of \$0.10774, for a total tax rate of \$0.32274, and (ii) the District's tax assessor-collector be authorized to publish, in the *Fort Bend Herald* newspaper, notice of the District's intention to adopt a 2025 tax rate at its September 4, 2025, meeting in the form and at the time required by law. Director Kazmierczak seconded said motion, which unanimously carried.

Mr. Breeding entered the meeting during the above discussion.

## **ADOPTION OF OPERATING BUDGET FOR THE DISTRICT'S FISCAL YEAR ENDING AUGUST 31, 2026**

The Board next discussed adoption of the proposed operating budget for the District's fiscal year ending August 31, 2026. After discussion on the matter, Director Grotte moved to approve the operating budget for the District's fiscal year ending August 31, 2026, as discussed. Director Bedee seconded the motion, which unanimously carried. A copy of the adopted operating budget for the fiscal year ending August 31, 2026 is attached hereto as **Exhibit B**.

## **AMENDMENT OF EMERGENCY ACTION PLAN; AMENDMENT OF OPERATING AND MAINTENANCE MANUAL**

The Board deferred consideration of amending the District's (i) Emergency Action Plan and (ii) Operating and Maintenance Manual relative to the completion of the new Stormwater Pump Station.

## **CAPITAL IMPROVEMENT PROJECTS**

Mr. Martin presented to and reviewed with the Board the Project Manager's Activity Report dated August 19, 2025, prepared by GMS, attached hereto as **Exhibit C**.

Mr. Kalkomey next presented to and reviewed with the Board an Engineering Report dated August 19, 2025, prepared by LJA, attached hereto as **Exhibit D**.

## **ATTORNEY'S REPORT**

The Board next considered the Attorney's Report. In connection therewith, Mr. Skinner advised that he has no additional items that had not previously been discussed.

## **WEBSITE AND COMMUNICATION MATTERS**

The Board authorized Touchstone to prepare and post on the District's website an update on construction of drainage and detention improvements and facilities within the District.

## **CLOSED SESSION**

The Chairman announced at 7:00 p.m. that the Board would convene in Closed Session pursuant to Texas Government Code Sections 551.071 and 551.072. Those in attendance, with the exception of the Board, Mr. Breeding, Mr. Martin and Mr. Skinner exited at this time.

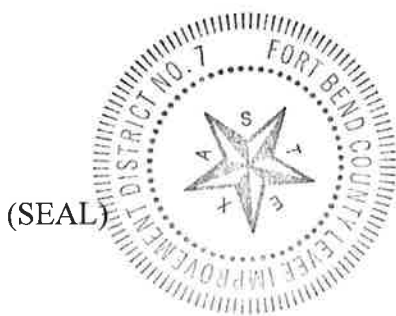
The Board reconvened in Regular Session at 8:02 p.m. No action was taken by the Board with respect to the matters discussed in Closed Session.

## **FUTURE AGENDA ITEMS**

The Board considered items for placement on future agendas.

## **ADJOURNMENT**

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



  
Secretary, Board of Directors

**LIST OF ATTACHMENTS TO MINUTES**

|           |   |
|-----------|---|
| EXHIBIT A | 2025 Tax Rate Recommendation                                    |
| EXHIBIT B | Adopted Operating Budget for Fiscal Year Ending August 31, 2026 |
| EXHIBIT C | GMS Activity Report   |
| EXHIBIT D | LJA Engineering Report  |