

FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 7

Minutes of Meeting of Board of Directors April 3, 2025

The Board of Directors (the "Board") of Fort Bend County Levee Improvement District No. 7 (the "District") met in regular session at 445 Commerce Green Blvd, Sugar Land, Fort Bend County, Texas 77478, an official meeting place of the Board, on April 3, 2025, in accordance with the duly posted Notice of 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, except Director Mehta, thus constituting a quorum.

Also present were: Phil Martin of Mike Stone Associates, Inc. ("MSA"); Craig Kalkomey of LJA Engineering, Inc. ("LJA"); Tyson Duncan of AECOM Technical Services, Inc. ("AECOM"); Brittany Keeswood of Assessment of the Southwest, Inc. ("ASW"); Michael Brooks of Levee Management Services, LLC ("LMS"); Rick Marriott of Si Environmental, LLC ("SE"); Calep Estes and Daenon Russell of Touchstone District Services, LLC ("Touchstone"); Tina Tran of Forvis Mazars, LLP ("FM"); Michael Walker, Executive Director of the New Territory Residential Community Association, Inc. ("NTRCA"); 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. Mr. Walker communicated a request from the Board of Directors of NTRCA that the District acquire the NTRCA's approximately 28 acres of land west of the Grand Parkway Bridge along the Brazos River.

MINUTES

As the next order of business, the Board considered approving the draft minutes of the Board meetings held on March 6, 2025, and March 18, 2025. After discussion, Director Bedee moved to approve the draft minutes for the March 6, 2025 and March 18, 2025 meetings, as written. Director Picazo seconded said motion, which carried unanimously.

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, 2025, 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. After discussion, Director Bedee moved that the TAC Report be approved and the disbursements identified therein be approved for payment from the District's tax account. Director Kazmierczak seconded said motion, which unanimously carried.

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 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 2, 2025. After further discussion, it was moved by Director Grotte, seconded by Director Kazmierczak 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 2024 delinquent real property tax accounts on July 1, 2025, subject to proper notice having been given as provided in said Resolution, including the filing of lawsuits as necessary.

AMENDMENT TO AGREEMENT FOR SERVICES OF TAX ASSESSOR/COLLECTOR

Ms. Keeswood presented to and reviewed with the Board a proposed Eighth Amendment to Agreement for Services of Tax Assessor/Collector (the "Amendment") setting forth the terms for same; a copy of the Amendment is attached hereto as **Exhibit C**. Following discussion, upon motion made by Director Grotte, seconded by Director Kazmierczak and unanimously carried, the Board (i) approved the Amendment, and authorized the Chairman to execute same, and (ii) approved ASW's Texas Ethics Commission ("TEC") Form 1295 and authorized SPH to acknowledge receipt of same with the TEC.

BOOKKEEPER'S REPORT

Ms. Tran presented to and reviewed with the Board a Bookkeeper's Report, dated April 3, 2025, prepared by FM, attached hereto as **Exhibit D**. After discussion, Director Kazmierczak moved that the Bookkeeper's Report be approved, the checks and wires reviewed by the Board be authorized for payment, including a check in the amount of ten dollars (\$10.00) payable to the NTRCA relative to the acquisition of NTRCA land east of the Grand Parkway along the Brazos River. Director Bedee seconded said motion, which unanimously carried.

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 March 17, 2025, a copy of which Report is attached hereto as **Exhibit E**, 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. will prepare the necessary arbitrage compliance computations as required by the Internal Revenue Service under its current engagement letter with the District.

FINANCIAL MANAGEMENT PLAN

It was noted this matter would be discussed 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.

OPERATIONS AND MAINTENANCE REPORTS

Mr. Brooks presented to and reviewed with the Board a written Operations and Maintenance Report dated April 3, 2025, attached hereto as **Exhibit F**, regarding maintenance performed on levee, pump station and drainage facilities throughout the District.

Mr. Marriott presented to and reviewed with the Board a written Operations Report prepared by SE for the month of March 2025, relative to the District's Reclaimed Water System. A copy of such Operations Report is attached hereto as **Exhibit G**.

Mr. Marriott exited the meeting at this time.

CAPITAL IMPROVEMENTS PROJECTS

Mr. Martin next presented to and discussed with the Board the General Manager's Report dated April 3, 2025, attached hereto as **Exhibit H**. Regarding the Brazos River Bank Erosion Control Project (the "River Erosion Project"), following discussion, Director Kazmierczak moved to approve Pay Estimate No. 17 in the amount of \$764,757.49 from Texas Dewatering, LLC, as recommended by MSA and AECOM. Director Bedee seconded said motion, which unanimously carried.

Regarding the acquisition of additional property from the NTRCA along the Brazos River, Mr. Skinner presented to and reviewed with the Board a proposed Settlement Agreement by and between the District and the NTRCA. Following discussion, Director Grotte moved to approve the Settlement Agreement with NTRCA related to District's acquisition of property along the Brazos River, and authorize the Chairman to execute same on behalf of the Board and the District. Director Bedee seconded said motion, which unanimously carried.

Mr. Kalkomey next presented to and reviewed with the Board an Engineering Report dated April 3, 2025, prepared by LJA, attached hereto as **Exhibit I**.

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, 2025. 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

Ms. Russell presented to and reviewed with the Board Touchstone's Communications Report attached hereto as **Exhibit J**.

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.

ADJOURNMENT

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



A handwritten signature in dark ink, appearing to be "M. H. L.", written over a horizontal line.

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	Eighth Amendment to Agreement for Services of Tax Assessor/Collector
EXHIBIT D	Bookkeeper's Report
EXHIBIT E	Annual Maintenance for Arbitrage Analysis Report
EXHIBIT F	LMS Operation and Maintenance Report
EXHIBIT G	SE Operations Report
EXHIBIT H	MSA Report
EXHIBIT I	LJA Report
EXHIBIT J	Communications Report