

FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 7

Minutes of Special Meeting of Board of Directors April 15, 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 April 15, 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, except Director Mehta, thus constituting a quorum.

Also present were: Phil Martin and Caitlin Cox of Mike Stone & Associates, Inc. ("MSA"); Craig Kalkomey of LJA Engineering, Inc. ("LJA"); Danae Dehoyos of Touchstone District Services, LLC ("Touchstone"); Christine Crotwell of Masterson Advisors LLC ("Masterson"); 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, but no members of the public were present to address the Board.

FINANCIAL MANAGEMENT PLAN

There was next a discussion on the possible defeasance of a portion of the District's outstanding bonds. In connection therewith, Ms. Crotwell presented to and reviewed with the Board a Summary of Outstanding Bonds and Redemption Analysis, prepared by Masterson, copies of which are attached hereto as **Exhibit A**. Following discussion, the Board determined to continue analysis concerning the matter and deferred taking any action in connection therewith.

FORT BEND LEVEE COALITION

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

INTERLOCAL AGREEMENT REGARDING LAND USE AND FLOODPLAIN ADMINISTRATION AUTHORITY

The Board next considered approval of a proposed Interlocal Agreement between the City of Sugar Land and the District Regarding Land Use and Floodplain Administration Authority (the "Interlocal Agreement"). Following discussion, the Board deferred approval of the Interlocal Agreement.

CAPITAL IMPROVEMENT PROJECTS

Mr. Martin presented to and reviewed with the Board the Project Manager's Activity Report dated April 15, 2025, prepared by MSA, attached hereto as **Exhibit B**. Regarding the New Territory Sports Field Renovations project (the "Sports Fields Renovations Project"), Mr. Martin presented to and reviewed with the Board an updated proposal from LJA for landscape architecture services in connection with the Master Professional Services Agreement, as amended, between LJA and the District; a copy of said proposal is attached hereto as **Exhibit C**. Mr. Martin next presented to and reviewed with the Board a proposed 1GPA Membership Agreement, and a proposed Interlocal Participation Agreement between the District and The Local Government Purchasing Cooperative (BuyBoard) (the "BuyBoard Agreement"), copies of which agreements are attached hereto as **Exhibit D** and **Exhibit E**, respectively. Following discussion, Director Bedee moved to approve (i) the updated proposal from LJA for landscape architecture services in an amount not to exceed \$26,000, (ii) the 1GPA Membership Agreement, and (iii) the BuyBoard Agreement and adopt a Resolution relative to same, as recommended by MSA. Director Kazmierczak seconded said motion, which unanimously carried.

Mr. Kalkomey next presented to and reviewed with the Board an Engineering Report dated April 15, 2025, prepared by LJA, included with **Exhibit D**.

Mr. Kalkomey next discussed the request from Enterprise Texas Pipeline LLC ("Enterprise"), for a Temporary Construction Easement. Following discussion, Director Kazmierczak moved to grant a Temporary Construction Easement for Access (0.50 Acre) to Enterprise Texas Pipeline LLC, and authorize the Chairman to execute same on behalf of the Board and the District. Director Bedee seconded said motion, which unanimously carried.

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 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 Bedee, seconded by Director Kazmierczak and carried unanimously, the meeting was adjourned.

(SEAL)




Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

EXHIBIT A	Summary of Outstanding Bonds; Redemption Analysis
EXHIBIT B	MSA Activity Report
EXHIBIT C	LJA Proposal; LJA Engineering Report
EXHIBIT D	1GPA Membership Agreement
EXHIBIT E	The Local Government Purchasing Cooperative (BuyBoard)