

FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 7

Minutes of Meeting of Board of Directors May 1, 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 May 1, 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"); Shanna O'Hara of LJA Engineering, Inc. ("LJA"); Jeff Masek of AECOM Technical Services, Inc. ("AECOM"); Monica Garcia of Assessment of the Southwest, Inc. ("ASW"); Jeff Perry and Michael Brooks of Levee Management Services, LLC ("LMS"); Rick Marriott of Si Environmental, LLC ("SE"); Danae Dehoyos and Calep Estes of Touchstone District Services, LLC ("Touchstone"); Sherri Greenwood of Forvis Mazars, LLP ("FM"); Christine Crotwell of Masterson Advisors LLC ("Masterson"); Michael Walker, Executive Director of the New Territory Residential Community Association, Inc. ("NTRCA"); Tim Jahn of the City of Sugar Land Engineering Department; Sam Yager of Sam Yager, Inc.; 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 reported he will soon be resigning as Executive Director of the NTRCA, and he advised the Board of matters related to the NTRCA and the Sports Field Replacement project in connection with the River Erosion Project (defined below).

MINUTES

As the next order of business, the Board considered approving the draft minutes of the Board meetings held on April 3, 2025, April 15, 2025, and April 29, 2025. After discussion, Director Bedee moved to approve the draft minutes for the April 3, 2025 and April 15, 2025 meetings, as written. Director Kazmierczak seconded said motion, which carried unanimously. The Board deferred consideration of the draft minutes of the Board meeting held on April 29,

2025, pending completion of said minutes.

TAX ASSESSOR-COLLECTOR REPORT

Ms. Garcia next presented to and reviewed with the Board the Tax Assessor-Collector Report (the "TAC Report") for the period ended April 30, 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.

BOOKKEEPER'S REPORT

Ms. Greenwood presented to and reviewed with the Board a Bookkeeper's Report, dated May 1, 2025, prepared by FM, attached hereto as **Exhibit B**. After discussion, Director Bedee moved that the Bookkeeper's Report be approved, the checks and wires reviewed by the Board be authorized for payment. Director Kazmierczak seconded said motion, which unanimously carried.

UNCLAIMED PROPERTY REPORT

The Board deferred consideration of approval of an Unclaimed Property Report as of March 1, 2025, and the filing of same with the Texas Comptroller of Public Accounts prior to July 1, 2025, until its next regularly scheduled meeting.

FINANCIAL MANAGEMENT PLAN

Mr. Skinner presented to and reviewed with the Board a Resolution Authorizing Application to Texas Commission on Environmental Quality For Approval of Use of Surplus Construction Funds and Interest Earned on Surplus Construction Funds (the "Resolution"), a copy of which is attached hereto as **Exhibit C**. Mr. Skinner noted that the Resolution relates to using certain surplus funds derived from the proceeds of the sale of the District's \$60,105,000 Unlimited Tax Levee Improvement Bonds, Series 2020 Bonds (the "Series 2020 Bonds") towards capital improvement projects within the District. After discussion on the matter, Director Bedee moved that the Board approve the Resolution and the Chairman and Secretary of the Board be authorized to execute the Resolution on behalf of the Board and the District. Director Kazmierczak seconded the motion, which unanimously carried.

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 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. Perry presented to and reviewed with the Board a written Operations and Maintenance Report dated May 1, 2025, attached hereto as **Exhibit D**, regarding maintenance performed on levee, pump station and drainage facilities throughout the District. Following discussion, Director Bedee moved to authorize LMS to proceed with the painting at Pump Station No. 1 in an amount not to exceed \$17,000. Director Kazmierczak seconded said motion, which unanimously carried.

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

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 May 1, 2025, attached hereto as **Exhibit F**. 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.

The Board considered the request from the NTRCA that the District acquire and take title to the NTRCA's 28.106 acres of land west of the Grand Parkway Bridge, read aloud was a Motion for Authorization of the use of The Power of Eminent Domain. Following discussion, it was moved by Director Kazmierczak, seconded by Director Bedee and unanimously carried, that the Board approve a Resolution Declaring the Existence of a Public Necessity and Authorizing Acquisition of Real Property by Donation, Purchase, or Exercise of the Power of Eminent Domain and authorize the Chairman to execute and Secretary to attest to same, on behalf of the Board and the District, as described in **Exhibit G**. A copy of such Resolution is attached hereto as **Exhibit H**. In connection therewith, Director Bedee moved to approve the engagement of Hunton Andrews

Kurth LLP as property acquisition counsel for the District. Director Kazmierczak seconded said motion, which unanimously carried.

Ms. O'Hara next presented to and reviewed with the Board an Engineering Report dated May 1, 2025, prepared by LJA, attached hereto as **Exhibit I**. Regarding the Detention and Drainage Improvements and Facilities project, Mr. Skinner advised the Board that the City of Sugar Land is requesting a permanent public right-of-way easement from the District related to the relocation of Sartartia Road. Following discussion, Director Bedee moved to (i) approve Pay Estimate No. 15 from Harris Construction, LLC in the amount of \$22,562.50, as recommended by LJA, and (ii) approve a Permanent Right-of-Way Easement, and authorize the Chairman to execute same on behalf of the Board and the District. Director Kazmierczak seconded said motion, which unanimously carried.

The Board next considered ratifying its prior approval of a Temporary Construction Easement For Access (0.50 acre) to Enterprise Texas Pipeline LLC. Following discussion, Director Grotte moved to ratify the Board's prior approval of the Temporary Construction Easement For Access (0.50 acre) to Enterprise Texas Pipeline LLC. 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 had nothing further of a legal nature to discuss with the Board at this time.

WEBSITE AND COMMUNICATION MATTERS

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

CLOSED SESSION

The Chairman announced at 7:15 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. Martin, Mr. Skinner and Mr. Yager exited at this time. Mr. Yager exited the meeting during Closed Session.

The Board reconvened in Regular Session at 8:47 p.m.

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 Grotte, seconded by Director Picazo and carried unanimously, the meeting was adjourned.



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

Secretary
Board of Directors

LIST OF ATTACHMENTS TO MINUTES

EXHIBIT A	Tax Assessor/Collector Report
EXHIBIT B	Bookkeeper's Report
EXHIBIT C	Resolution Authorizing Application to Texas Commission on Environmental Quality Requesting Approval for Use of Surplus Funds and Interest Earned on Surplus Construction Funds
EXHIBIT D	LMS Operation and Maintenance Report
EXHIBIT E	SE Operations Report
EXHIBIT F	MSA Report
EXHIBIT G	Motion for Authorization of the use of The Power of Eminent Domain
EXHIBIT H	Resolution Declaring the Existence of a Public Necessity and Authorizing Acquisition of Real Property by Donation, Purchase, or Exercise of the Power of Eminent Domain
EXHIBIT I	LJA Report
EXHIBIT J	Communications Report