

FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 7

Minutes of Meeting of Board of Directors October 2, 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 October 2, 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, thus constituting a quorum.

Also present were: Phil Martin of Guideline Management Services, Inc. ("GMS"); Craig Kalkomey of LJA Engineering, Inc. ("LJA"); Jeff Masek of AECOM Technical Services, Inc. ("AECOM"); Melanie Garrett of Assessments of the Southwest, Inc. ("ASW"); Michael Brooks of Levee Management Services, LLC ("LMS"); Rick Marriott of Si Environmental, LLC ("SE"); Danae Dehoyos and Justin Waggoner of Touchstone District Services, LLC ("Touchstone"); Tina Tran of Forvis Mazars, LLP ("FM"); Christine Crotwell of Masterson Advisors ("Masterson"); Bill Glass of Enhanced Energy Services of America, LLC ("Enhanced"); Todd Kelly, Executive Director, and Michael Wingard, Maintenance Manager, 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. No public comments were offered.

MINUTES

As the next order of business, the Board considered approving the draft minutes of the Board meetings held on September 4, 2025, and September 16, 2025. After discussion, Director Kazmierczak moved to approve the draft minutes for the September 4, 2025, and September 16, 2025 meetings, as written. Director Bedee seconded said motion, which carried unanimously.

**PUBLIC HEARING REGARDING ADOPTION OF THE DISTRICT'S 2025 TAX RATE;
LEVY OF THE DISTRICT'S 2025 TAX RATE AND ADOPTION OF AN ORDER IN
CONNECTION THEREWITH**

The Board discussed the setting of the 2025 tax rate. Ms. Garrett confirmed that the notice of public hearing to occur at this meeting had been published in accordance with all legal requirements and as directed at the August 19, 2025, Board meeting. A copy of the Affidavit of Publication is attached hereto as **Exhibit A**. The Board conducted a public hearing regarding the imposition of a proposed debt service tax rate and a maintenance tax rate for 2025. No comments from the public were offered in that regard. Upon motion made by Director Kazmierczak, seconded by Director Bedee and unanimously carried, the hearing was closed. After discussion on the matter, Director Kazmierczak moved that: (1) the Board adopt a 2025 debt service tax rate of \$0.2150 per \$100 of assessed valuation and a 2025 maintenance tax rate of \$0.10774 per \$100 of assessed valuation, resulting in a total 2025 tax rate of \$0.32274 per \$100 of assessed valuation; and (2) the Order Levying Taxes attached hereto as **Exhibit B** be adopted in connection therewith, and that the Chairman be authorized to execute and the Secretary to attest same on behalf of the Board and the District. Director Bedee seconded said motion, which unanimously carried.

**AMENDMENT TO THE AMENDED AND RESTATED DISTRICT INFORMATION
FORM**

The Board considered the approval and execution of an Amendment to the Amended and Restated District Information Form (the "Amended DIF"). Mr. Skinner presented to and discussed with the Board the Amended DIF reflecting the District's 2025 tax rate. After discussion regarding same, Director Bedee moved that the Amended DIF be approved and that the Board members present be authorized to execute same on behalf of the Board and the District. Director Kazmierczak seconded said motion which carried unanimously.

ELECTRICITY FOR DISTRICT FACILITIES

Mr. Glass presented to and discussed with the Board proposals from various electricity providers of electricity services for power to District facilities. A copy of such presentation is attached hereto as **Exhibit C**. A discussion ensued regarding the current electricity contract with Constellation Energy for the existing Pump Station and the Reclaimed Water Plant. Mr. Glass reported that the current contract with Constellation Energy expires May 1, 2026. Following discussion, Director Grotte moved to authorize Mr. Glass to bind the District in a new electricity contract for the District's facilities with Constellation Energy (to begin after the expiration of the current contract) on behalf of the District for a term of 36 months at a price of not more than \$0.071 per kilowatt/hour, and authorize the Chairman to execute the new contract on behalf of the Board and the District. Director Bedee seconded said motion, which unanimously carried.

TAX ASSESSOR-COLLECTOR REPORT

Ms. Garrett next presented to and reviewed with the Board the Tax Assessor-Collector Report (the "TAC Report") for the period ended September 30, 2025, which report is attached hereto as **Exhibit D**, 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.

Mr. Glass exited the meeting.

DELINQUENT TAX COLLECTIONS REPORT

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

Ms. Crotwell exited the meeting.

BOOKKEEPER'S REPORT

Ms. Tran presented to and reviewed with the Board a Bookkeeper's Report, dated October 2, 2025, prepared by FM, attached hereto as **Exhibit E**. After discussion, Director Bedee moved that the Bookkeeper's Report be approved, and the checks and wires reviewed by the Board be authorized for payment. Director Kazmierczak seconded said motion, which unanimously carried.

RESOLUTION ADOPTING LIST OF QUALIFIED BROKERS AUTHORIZED TO ENGAGE IN INVESTMENT TRANSACTIONS WITH DISTRICT

The Board considered adopting a list of qualified brokers authorized to engage in investment transactions with the District. Mr. Skinner advised that, pursuant to the Public Funds Investment Act, the Board is required to review, and revise if necessary, such list at least annually. He presented to and reviewed with the Board a Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District, and a list of financial institutions, brokers and dealers attached thereto, together with a comparison of the list submitted and the list previously adopted by the Board, which are attached hereto as **Exhibit F**. Mr. Skinner further noted that the broker list presented is a list of potential financial institutions with which the District may engage in investment transactions compiled with the input of the District's Investment Officer, but it is ultimately the Board's decision as to where the District's funds are actually placed. Following discussion, Director Bedee moved that: (i) the attached Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District be approved by the Board and the District, subject to Bank OZK being removed from the list, and (ii) the Chairman and Secretary be authorized to execute same on behalf of the Board and the District. Director Kazmierczak seconded said motion, which unanimously carried.

ANNUAL REVIEW OF ORDER ESTABLISHING POLICY FOR INVESTMENT OF DISTRICT FUNDS AND APPOINTING INVESTMENT OFFICER ("INVESTMENT POLICY")

Mr. Skinner advised that, pursuant to Chapter 2256, Texas Government Code, the Board is required to annually review its written policy governing the investment of District funds. In that

regard, Mr. Skinner presented to and reviewed with the Board a memorandum prepared by SPH summarizing the proposed changes to the District's Investment Policy, a revised Investment Policy, and a Resolution Regarding Review of Order Establishing Policy for Investment of District Funds and Appointing Investment Officer (the "Resolution"). Following discussion on the matter, Director Bedee moved that (i) the revised Investment Policy be approved to reflect the proposed changes, as discussed, that the Board adopt the Resolution, and that the Chairman and Secretary be authorized to execute the revised Investment Policy and the Resolution on behalf of the Board and the District, and (ii) the District's Investment Officer be authorized to purchase certificates of deposit for the District through IntraFi's Certificate of Deposit Account Registry Service. Director Kazmierczak seconded said motion, which unanimously carried. Copies of the revised Investment Policy and related Resolution are attached hereto as **Exhibit G**.

COMPLIANCE BY THE DISTRICT WITH TEXAS GOVERNMENT CODE, CHAPTER 2265, RELATIVE TO ENERGY REPORTING

The Board deferred consideration of the District's compliance with Texas Government Code, Chapter 2265, as amended, relative to energy reporting requirements until its next regular meeting.

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. Kalkomey reported on the status of activities of the Fort Bend Levee Coalition.

AMENDMENT TO PROFESSIONAL SERVICE CONTRACT

The Board next considered a proposed First Amendment to Professional Service Contract between with SE (the "First Amendment"). In connection therewith, Mr. Marriott presented to and reviewed with the Board correspondence from SE, a copy of which is attached hereto as **Exhibit H**. In that regard, Mr. Skinner presented to and reviewed with the Board the First Amendment. Following discussion, Director Grotte moved to approve the First Amendment, and authorize the

Chairman to execute same on behalf of the Board and the District. Director Mehta seconded said motion, which unanimously carried. A copy of such First Amendment is attached hereto as **Exhibit I**.

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

Mr. Kalkomey advised that the District's Operating and Maintenance Manual relative to the completion of the new Stormwater Pump Station had been revised with the Emergency Preparedness Plan.

OPERATIONS AND MAINTENANCE REPORTS

Mr. Brooks presented to and reviewed with the Board a written Operations and Maintenance Report dated October 2, 2025, attached hereto as **Exhibit J**, regarding maintenance performed on levee, pump station and drainage facilities throughout the District. Following discussion, Director Kazmierczak moved to authorize LMS to proceed with in the purchase of furniture, fixtures and equipment for the new pump station in the total amount not to exceed \$5,000.00. Director Grotte 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 September 2025, relative to the District's Reclaimed Water System. A copy of such Operations Report is attached hereto as **Exhibit K**.

CAPITAL IMPROVEMENTS PROJECTS

Mr. Martin presented to and discussed with the Board the General Manager's Report dated October 2, 2025, attached hereto as **Exhibit L**. Regarding the Sports Field Project, after discussion, Director Bedee moved to approve Pay Application No. 2 in the amount of \$730,518.82 from Hellas Construction, Inc. Director Kazmierczak seconded said motion, which unanimously carried.

Mr. Kalkomey next presented to and reviewed with the Board an Engineering Report dated October 2, 2025, prepared by LJA, attached hereto as **Exhibit M**.

ATTORNEY'S REPORT

The Board next considered the Attorney's Report. In connection therewith, Mr. Skinner reported that an Amended Award of Special Commissioner's had been awarded in the condemnation matter involving the City of Sugar Land.

WEBSITE AND COMMUNICATION MATTERS

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

CLOSED SESSION

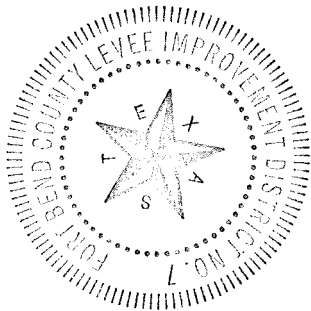
The Board concurred that a Closed Session would not be required in connection with the matters discussed at the meeting.

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.



A handwritten signature in black ink, consisting of stylized, overlapping loops and strokes.

Secretary
Board of Directors

LIST OF ATTACHMENTS TO MINUTES

EXHIBIT A	Affidavit of Publication
EXHIBIT B	Order Levying Taxes
EXHIBIT C	Presentation from Enhanced Energy Services
EXHIBIT D	Tax Assessor/Collector Report
EXHIBIT E	Bookkeeper's Report
EXHIBIT F	Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District; Comparison List of Qualified Brokers
EXHIBIT G	Order Establishing Policy for Investment of District Funds and Appointing Investment Officer; Resolution Regarding Review of Order Establishing Policy for Investment of District Funds and Appointing Investment Officer
EXHIBIT H	Correspondence from SE
EXHIBIT I	First Amendment to Service Contract
EXHIBIT J	LMS Operation and Maintenance Report
EXHIBIT K	SE Operations Report
EXHIBIT L	GMS Report
EXHIBIT M	LJA Report
EXHIBIT N	Communications Report