

FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 7

Minutes of Special Meeting of Board of Directors June 17, 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 June 17, 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 Directors Kazmierczak and Grotte, 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 and Daenon Russell of Touchstone District Services, LLC ("Touchstone"); Michael Cassidy, resident of the District and President, Brandon Torres, Director of Parks and Recreation, of the New Territory Residential Community Association, Inc. ("NTRCA"); Michael Rusk of LJA; Austin Brauel and Cade Rhoden D.R. Horton – Texas, Ltd. ("D.R. Horton"); numerous members of Scouting America, members of the public, and residents of the District; and Christopher Skinner, Matthew Reed and Sophia Wall 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. Various members of Scouting America addressed the Board regarding the scouts' efforts toward communications merit badges. Representatives of D.R. Horton introduced themselves to the Board and consultants and advised that they would defer addressing the Board until later in the meeting.

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.

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"). Mr. Martin reported the City has approved the Interlocal Agreement. Following discussion, Director Bedee moved to approve the Interlocal Agreement and authorize the Chairman to execute same on behalf of the Board and the District. Director Picazo seconded said motion, which unanimously carried.

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

The Board next considered amending the District's (i) Emergency Action Plan and (ii) Operating and Maintenance Manual relative to the completion of the new Stormwater Pump Station. In connection therewith, Mr. Kalkomey presented to and reviewed with the Board recommended updates to the District's EAP. Following discussion, the Board deferred amending the District's (i) EAP and (ii) Operating and Maintenance Manual relative to the completion of the new Stormwater Pump Station.

NOTICE OF NAME CHANGE

Mr. Martin advised that Mike Stone Associates, Inc. has changed its name to Guideline Management Solutions ("GMS") and presented to and reviewed with the Board a notice from GMS relative to same. A copy of said notice is attached hereto as **Exhibit A**.

CAPITAL IMPROVEMENT PROJECTS

Mr. Martin presented to and reviewed with the Board the Project Manager's Activity Report dated June 17, 2025, prepared by MSA, attached hereto as **Exhibit B**.

Regarding the acquisition of additional property from the NTRCA along the Brazos River and related cost sharing in connection with the planned sports fields lighting project, Mr. Skinner presented to and reviewed with the Board a proposed First Supplement to Settlement Agreement by and between the District and the NTRCA. Following discussion, Director Bedee moved to approve the First Supplement to Settlement Agreement with NTRCA related to the 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 Picazo seconded said motion, which unanimously carried.

Mr. Kalkomey next presented to and reviewed with the Board an Engineering Report dated June 17, 2025, prepared by LJA, included with **Exhibit C**.

There was next a discussion regarding construction of flood improvements for the northern boundary of the District. Mr. Rusk and representatives of D.R. Horton discussed with the Board D.R. Horton's planned development of property to the west of New Territory and possible impacts to the District's flood protection and drainage systems. The Board deferred further discussion after noting that the matter would be discussed further by the Board in Closed Session.

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 6:25 p.m. that the Board would convene in Closed Session pursuant to Texas Government Code Section 551.071. Those in attendance, with the exception of the Board, Mr. Martin, Mr. Kalkomey, Ms. Wall, Mr. Reed and Mr. Skinner exited at this time.

The Board reconvened in Regular Session at 7:27 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 Picazo and carried unanimously, the meeting was adjourned.

(SEAL)




Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

EXHIBIT A	MSA Notice of Name Change
EXHIBIT B	MSA Activity Report
EXHIBIT C	LJA Engineering Report