

FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 7

NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors (the "Board") of the above captioned District will hold a regular public meeting at 445 Commerce Green Blvd., Sugar Land, Fort Bend County, Texas 77478, said address being an official meeting place of the District.

The meeting will be held on *Thursday, August 6, 2026, at 5:30 P.M.*

The Board shall consider and discuss the following matters and take any action necessary or appropriate with respect to such matters:

1. **PUBLIC COMMENTS;**
2. **GENERAL, ADMINISTRATIVE AND FINANCIAL MANAGEMENT;**
 - A. Review and approve the minutes of the July 2, 2026, Board meeting;
 - B. Tax Assessor-Collector report, including status of delinquent tax accounts, authorizing the payment of invoices presented, approving tax refunds and approving the transfer of accounts to the uncollectible roll;
 - C. Report and legal action taken by the District's delinquent tax collection attorneys, including authorizing the initiation of lawsuits, foreclosure proceedings, installment agreements, and filing of proofs of claim;
 - D. Bookkeeper's report, including financial and investment reports and authorizing the payment of invoices presented;
 - E. Adoption of operating budget for the District's fiscal year ending August 31, 2027, pursuant to Exhibits A and B attached hereto;
 - F. Engagement of auditor to audit the District's financial statements and prepare the District's audit report for the fiscal year ending August 31, 2026;
 - G. Receive the Financial Advisor's recommendation concerning the District's proposed 2026 tax rate, determine intended tax rate, and authorize:
 - (i) the required notice that the Board will consider adoption of a tax rate; and
 - (ii) the means of providing such notice;
 - H. Authorize filing of Local Government Bond, Tax and Project Database report with Texas Comptroller of Public Accounts pursuant to Texas Government Code Section 403.702;

- I. Review of interim Arbitrage Rebate Calculations Report for the District's outstanding \$20,535,000 Unlimited Tax Levee Improvement Bonds, Series 2022;
 - J. Financial Management Plan and implementation of same, including bond funding, change of use of construction funds, grant funding, and possible debt defeasance;
 - (i) Status of FEMA Hazard Mitigation Grant Program (administered through TDEM) related to Brazos River Bank Erosion Control Project; and
 - (ii) Status of Flood Infrastructure Fund Financial Commitment from Texas Water Development Board for Detention and Drainage Improvements and Facilities;
 - K. Compliance with EPA Phase II Small MS4 General Permit; conduct required training related to District's Storm Water Management Plan;
 - L. Status of National Flood Insurance Program community rating for New Territory; and
 - M. Report regarding status of activities of Fort Bend Levee Coalition;
3. **OPERATIONS AND MAINTENANCE REPORTS;**
- A. Levee, drainage, and pump station facilities; status of installation of and/or repairs to awning, fencing, gates, and/or walking-path concrete;
 - B. External Channel; and
 - C. Reclaimed water system, including repairs and operations of Reuse Water Plant;
4. **CAPITAL IMPROVEMENT PROJECTS,** including consideration of Task Order(s) proposed by Guideline Management Services, Inc., AECOM Technical Services, Inc., or LJA Engineering, Inc.
- A. Brazos River Bank Erosion Control Project, including:
 - (i) Project Manager's Report;
 - (ii) Status of acquisition of approximately 28 acres of land west of Grand Parkway Bridge at the request of the New Territory Residential Community Association, Inc.;
 - (a) Consider approval of Settlement Agreement with the New Territory Residential Community Association, Inc.;
 - (iii) Sports Fields Project;
 - (a) Proposed agreement with City of Sugar Land concerning mountain bike association trail usage;
 - B. Detention and Drainage Improvements and Facilities, including:
 - (i) Status of financing and scheduling;
 - (ii) Status of construction, including approval of any pay estimates and change orders; and

- (iii) Status of acquisition of sites for additional detention and drainage improvements and facilities;
 - C. High Meadows drainage issues;
 - D. Flood protection improvements for northern boundary, including:
 - (i) Status of acquisition of approximately 35.73 acres for site of additional flood protection improvements and drainage;
 - E. Status of certain erosion repairs at Ellis Creek Park; and
 - F. Lower External Channel Rehabilitation;
- 5. **CONSIDER BOOKKEEPING SERVICES;**
- A. Consider approval of Agreement for Bookkeeping Services with Municipal Accounts & Consulting, L.P., and authorize the acceptance of Texas Ethics Commission ("TEC") Form 1295, as applicable in connection therewith;
- 6. **ATTORNEY'S REPORT** including:
 - A. Status of compliance with annual cybersecurity training as required by Chapters 2054 and 2063, Texas Government Code;
- 7. **WEBSITE AND COMMUNICATIONS MATTERS;**
- 8. **CLOSED SESSION** – The Board reserves the right to adjourn to Closed Session at any time during the course of this meeting in accordance with the Texas Open Meetings Act, including Texas Government Code Section 551.071 (Consultation with Attorney regarding Pending or Contemplated Litigation or Matters Protected by Attorney-Client Privilege); and Section 551.072 (Deliberations regarding Acquisition of Real Property Interests);
- 9. **RECONVENE IN OPEN SESSION** – The Board will reconvene in Open Session, and if necessary, take action on any agenda item discussed in Closed Session;
- 10. **ANNOUNCEMENTS / FUTURE AGENDA;** and
- 11. **ADJOURN.**

(SEAL)



SCHWARTZ, PAGE & HARDING, L.L.P.

By: Christopher T. Skinner
Christopher T. Skinner
Attorney for the District

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (713) 623-4531 at least three business days prior to the meeting so that appropriate arrangements can be made.

Exhibit A

Proposed Budget

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	
1	FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 7															
2	General Operating Fund Budget															
3	9/1/26 - 8/31/27															
4	Draft #1															
5																
6			OCT	NOV	DEC	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	FY 26-27 BUDGET	
7																
8																
9	Acct #	Revenue														
10	4320	Maintenance Tax Revenue	23,864	119,320	119,320	835,241	1,073,882	119,320	23,864	23,864	23,864	-	-	-	2,362,539	
11	5391	Interest on Investments	2,260	2,101	2,107	2,110	3,628	5,451	5,507	5,256	5,059	4,828	4,615	4,415	47,336	
12	5398	Generator Income	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	120,000	
13		Total Revenue	36,124	131,421	131,427	847,351	1,087,510	134,771	39,371	39,120	38,923	14,828	14,615	14,415	2,529,875	
14																
15	Acct #	Expenses														
16	Administrative															553,904
17	6310	Director Fees	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950	35,400	
18	6320	Legal General	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	150,000	
19	6321	Audit Fees	-	-	-	-	32,000	-	-	-	-	-	-	-	32,000	
20	6322	Engineering Fees	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	80,000	
21	6332	Payroll Taxes	230	230	230	230	230	230	230	230	230	230	230	230	2,754	
22	6333	Bookkeeping Fees	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	70,000	
23	6340	Printing & Office Supplies	417	417	417	417	417	417	417	417	417	417	417	417	5,000	
24	6353	Insurance & Surety Bonds	-	-	-	-	60,000	-	-	-	-	-	-	-	60,000	
25	6354	Travel Expense	417	417	417	417	417	417	417	417	417	417	417	417	5,000	
26	6359	Misc. Expense	-	1,400	100	-	500	2,850	750	-	-	-	-	-	5,600	
27	6370	Membership Dues	-	-	-	-	750	-	-	-	-	5,000	-	-	5,750	
28	6373	Website Hosting	200	200	200	200	200	200	200	200	200	200	200	200	2,400	
29	6374	Touchstone District Services	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000	
30	6406	Storm Water Management	4,000	-	-	4,000	-	-	4,000	-	-	4,000	-	-	16,000	
31	6407	General Management	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	54,000	
32	Reuse Water															196,062
33	8332	Operator Fees	2,042	2,042	2,042	2,042	2,042	2,042	2,042	2,042	2,042	2,042	2,042	2,042	24,507	
34	8335	Repairs & Maintenance	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	70,000	
35	8342	Chemicals	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	45,000	
36	8324	Laboratory	592	592	592	592	592	592	592	592	592	592	592	592	7,100	
37	8336	NTRCA Mowing	1,282	1,419	1,008	1,008	1,145	1,008	1,282	1,282	1,419	1,282	1,419	1,282	14,835	
38	8352	Utilities	2,735	2,735	2,735	2,735	2,735	2,735	2,735	2,735	2,735	2,735	2,735	2,735	32,820	
39	8100	Water Meter - Irrigation	150	150	150	150	150	150	150	150	150	150	150	150	1,800	
40	Levees & Drainage															859,221
41	6323	Operator Fees	9,800	9,800	9,800	9,800	9,800	9,800	9,800	9,800	9,800	9,800	9,800	9,800	117,600	
42	6335	Repairs & Maintenance	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	75,000	
43	6339	Levee Mowing	14,550	14,550	14,550	14,550	14,550	14,550	14,550	14,550	22,250	14,650	14,650	22,250	190,200	
44	6337	Fert/Overseed/Herbicide/Prune	-	-	25,500	-	-	-	47,500	25,500	16,000	-	-	-	114,500	
45	6405	Ellis Creek Cleanout	3,300	18,550	3,300	3,300	3,300	3,300	3,300	3,300	18,550	3,300	3,300	3,300	70,100	
46	6336	NTRCA Mowing	9,447	11,809	4,724	4,724	7,086	4,724	9,447	9,447	11,809	9,447	11,809	9,447	103,921	
47	6352	Utilities	3,575	3,575	3,575	3,575	3,575	3,575	3,575	3,575	3,575	3,575	3,575	3,575	42,900	
48	6355	Generator	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	120,000	
49	6358	Emergency Operations	-	-	-	-	-	-	-	-	-	-	-	25,000	25,000	
50	NEW	Special Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	
51		Total Expenses	113,519	128,668	130,122	108,522	200,271	107,372	161,769	135,019	150,968	118,619	112,118	142,219	1,609,187	
52		Net Revenue/Exps	(77,395)	2,753	1,305	738,829	887,239	27,399	(122,398)	(95,900)	(112,045)	(103,791)	(97,503)	(127,805)	920,688	
53																
54																
55		GOF Beginning Balance	1,100,000	1,022,605	1,025,358	1,026,663	1,765,492	2,652,731	2,680,130	2,557,732	2,461,832	2,349,787	2,245,996	2,148,493		
56		Net Revenue less Expenses	(77,395)	2,753	1,305	738,829	887,239	27,399	(122,398)	(95,900)	(112,045)	(103,791)	(97,503)	(127,805)		
57		GOF Ending Balance	1,022,605	1,025,358	1,026,663	1,765,492	2,652,731	2,680,130	2,557,732	2,461,832	2,349,787	2,245,996	2,148,493	2,020,688	Avg. Mos.	
58		Months of Operating Reserve	8	8	8	13	20	20	19	18	18	17	16	15	14.9	
59																
60																
61																
62																
63	Maint. Tax @99% Collections: 2026 CAV = \$2,214,965,552 M&O Rate = \$0.10774															

Exhibit B

Taxpayer Impact Statement¹

	Current Budget Fiscal Year Ending August 2026**	Proposed Budget Fiscal Year Ending August 2027**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$494.84	\$494.84	\$494.84

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.10774 per \$100 of assessed value. Average homestead values are determined by the county appraisal district. All estimates above were prepared utilizing the average resident homestead value as of the time that the District's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

**Average tax bill estimates for the current and proposed budgets reflect those taxes necessary to fund the operation and maintenance tax revenues stated in the applicable budget.

***This column estimates the operations and maintenance taxes to be paid on the average homestead if the proposed budget generates the same amount of operations and maintenance tax revenues as the current budget.