

FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 7

Minutes of Meeting of Board of Directors November 6, 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 November 6, 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 Picazo, thus constituting a quorum.

Also present were: Caitlyn Cox of Guideline Management Services, Inc. ("GMS"); Craig Kalkomey of LJA Engineering, Inc. ("LJA"); Tyson Duncan of AECOM Technical Services, Inc. ("AECOM"); Brittany Keeswood 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 Caleb Estes of Touchstone District Services, LLC ("Touchstone"); Sherri Greenwood of Forvis Mazars, LLP ("FM"); Christine Crotwell of Masterson Advisors ("Masterson"); Todd Kelly, Executive Director of the New Territory Residential Community Association, Inc. ("NTRCA"); and Christopher Skinner of Schwartz, Page & Harding, L.L.P. ("SPH").

In the absence of the Chairman, the Vice 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 members of the public were present at the meeting.

MINUTES

As the next order of business, the Board considered approving the draft minutes of the Board meetings held on October 2, 2025, and October 21, 2025. After discussion, Director Bedee moved to approve the draft minutes for the October 2, 2025, and October 21, 2025 meetings, as written. Director Mehta seconded said motion, which carried unanimously.

TAX ASSESSOR-COLLECTOR REPORT

Ms. Keeswood next presented to and reviewed with the Board the Tax Assessor-Collector Report (the "TAC Report") for the period ended October 31, 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. Mr. Skinner informed the Board that the report is presented quarterly.

BOOKKEEPER'S REPORT

Ms. Greenwood presented to and reviewed with the Board the Bookkeeper's Report, dated November 6, 2025, prepared by FM; the report is attached hereto as **Exhibit B**. 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 Mehta seconded said motion, which unanimously carried.

Mr. Kelly entered the meeting.

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. In connection therewith, Mr. Skinner advised the Board that governmental entities, including the District, are required to prepare an annual report on the entity's metered usage of electricity and the aggregate costs for same. Ms. Greenwood then noted that an annual report is included on page 10 of the Bookkeeper's Report, summarizing the District's electricity usage and costs. Mr. Skinner advised that publication of the utility tracking report on the District's website is necessary to achieve full compliance. After discussion on the matter, it was moved by Director Bedee, seconded by Director Mehta and unanimously carried, to direct Touchstone to publish the energy consumption reporting information on the District's website.

AUTHORIZE PREPARATION AND FILING OF INITIAL LOCAL GOVERNMENT BOND, TAX, AND PROJECT REPORT PURSUANT TO CHAPTER 403, TEXAS GOVERNMENT CODE, AS AMENDED BY HOUSE BILL 103

Mr. Skinner advised the Board that, pursuant to Chapter 403, Texas Government Code, as amended by House Bill 103 in the 89th Regular Legislative Session, every taxing unit that currently levies a tax, including the District, must annually submit a tax rate and bond authorization

and issuance report to the Comptroller of Public Accounts (the "Comptroller") for inclusion in the Comptroller's Local Government, Bond, Tax, and Project Database. He stated that the initial report will include historical tax rate and bond election and issuance information for the District for the previous ten-year period and must be submitted by January 1, 2026. Following discussion, Director Kazmierczak moved that the District's consultants be authorized to prepare the report, and that SPH be authorized to submit same to the Comptroller on the District's behalf. Director Mehta seconded the motion, which carried unanimously.

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. Kalkomey 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.

ADOPTION OF RISK ASSESSMENT PROGRAM

The Board deferred consideration of adoption of a Risk Assessment Program until its next regular meeting.

OPERATIONS AND MAINTENANCE REPORTS

Mr. Brooks presented to and reviewed with the Board a written Operations and Maintenance Report dated November 6, 2025, attached hereto as **Exhibit C**, regarding maintenance performed on levee, pump station and drainage facilities throughout the District.

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

CAPITAL IMPROVEMENTS PROJECTS

Ms. Cox presented to and discussed with the Board the General Manager's Report dated November 6, 2025, attached hereto as **Exhibit E**. Regarding the Brazos River Bank Erosion

Control Project (the "River Erosion Project"), after discussion, Director Bedee moved to approve Pay Application No. 20 in the amount of \$432,506.32, Change Order No. 7 and Change Order No. 8 from Texas Dewatering, LLC, as recommended by MSA and AECOM. Director Kazmierczak seconded said motion, which unanimously carried.

Regarding the Sports Field Project, after discussion, Director Bedee moved to approve Pay Application No. 3 in the amount of \$860,025 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 November 6, 2025, prepared by LJA; said report is attached hereto as **Exhibit F**.

ATTORNEY'S REPORT

The Board next considered the Attorney's Report. In connection therewith, Mr. Skinner advised the Board that, pursuant to Section 2206.154, Texas Government Code, as amended, all political subdivisions with the power of eminent domain, including the District, are required to file an annual eminent domain report by February 1 of each year with the Comptroller. He requested the Board's authorization for SPH to prepare and file such annual report. After discussion, it was moved by Director Kazmierczak, seconded by Director Bedee and unanimously carried, that the Board authorize SPH to prepare and file the annual eminent domain report with the Texas Comptroller of Public Accounts on behalf of the District prior to February 1, 2026, pursuant to Section 2206.154, Texas Government Code, as amended.

A discussed ensued regarding the Association of Water Board Directors' ("AWBD") request that each municipal utility district designate a representative to vote in the AWBD's bylaws amendments and elections. After discussion, it was moved by Director Kazmierczak, seconded by Director Bedee and unanimously carried, that Director Picazo be designated to vote in the AWBD's bylaws amendments and elections on the District's behalf.

Mr. Skinner next advised the Board that, pursuant to Section 141.040, Texas Election Code, the District is required to post a notice regarding the period during which a candidate may file an application to appear on the ballot for the District's directors election to be held on May 2, 2026. Mr. Skinner noted that such notice must be posted by December 15, 2025 (1) at the in-District posting location for notices of meetings, (2) at the District's administrative office, and (3) on the District's website. After discussion on the matter, upon motion made by Director Bedee, seconded by Director Kazmierczak and unanimously carried, the Board authorized SPH to prepare and post such notice on behalf of the Board and the District.

WEBSITE AND COMMUNICATION MATTERS

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

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 Mehta and carried unanimously, the meeting was adjourned.



Secretary
Board of Directors

LIST OF ATTACHMENTS TO MINUTES

EXHIBIT A	Tax Assessor/Collector Report
EXHIBIT B	Bookkeeper's Report
EXHIBIT C	LMS Operation and Maintenance Report
EXHIBIT D	SE Operations Report
EXHIBIT E	GMS Report
EXHIBIT F	LJA Report
EXHIBIT G	Communications Report