

FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 7

Minutes of Special Meeting of Board of Directors May 20, 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 May 20, 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 Director Mehta, 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"); Calep Estes of Touchstone District Services, LLC ("Touchstone"); Christine Crotwell of Masterson Advisors LLC ("Masterson"); Michael Cassidy, resident of the District and President, Brandon Torres, Director of Parks and Recreation, Mike Wingard, Parks & Facilities Manager, and Michael Walker, Executive Director, of the New Territory Residential Community Association, Inc. ("NTRCA"); and Matthew Reed 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.

FINANCIAL MANAGEMENT PLAN

There was next a discussion on the possible defeasance of a portion of the District's outstanding bonds. In connection therewith, Ms. Crotwell presented to and reviewed with the Board a Cash Defeasance and Impact Analysis and Summary of Outstanding Bonds, prepared by Masterson, copies of which are attached hereto as **Exhibit A**. Following discussion, the Board took the matter under advisement and deferred taking any action in connection therewith.

FORT BEND LEVEE COALITION

Mr. Martin provided the Board with an update regarding activities of the Fort Bend Levee Coalition. He reported that next month the Board can expect a request and invoice from the coalition to renew the District's membership.

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 is reviewing the Interlocal Agreement. Following discussion, the Board deferred approval of the Interlocal Agreement.

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

The Board deferred consideration of amending the District's (i) Emergency Action Plan and (ii) Operating and Maintenance Manual relative to the completion of the new Stormwater Pump Station.

CAPITAL IMPROVEMENT PROJECTS

Mr. Martin presented to and reviewed with the Board the Project Manager's Activity Report dated May 20, 2025, prepared by MSA, attached hereto as **Exhibit B**.

Mr. Kalkomey next presented to and reviewed with the Board an Engineering Report dated May 20, 2025, prepared by LJA, included with **Exhibit C**. Regarding the Detention and Drainage Improvements and Facilities project, the Board next considered ratifying the Board's prior approval and execution of a Permanent Right-of-Way Easement. Following discussion, Director Bedee moved to ratify the Board's prior approval and execution of said Permanent Right-of-Way Easement in all respects. Director Kazmierczak seconded said motion, which unanimously carried.

ATTORNEY'S REPORT

The Board next considered the Attorney's Report. In connection therewith, Mr. Reed 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 6:50 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, and Mr. Reed exited at this time.

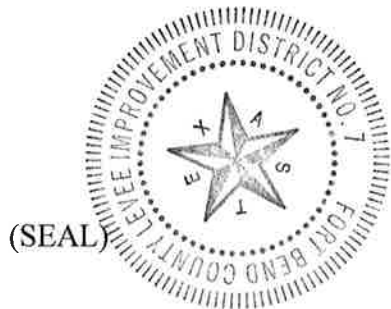
The Board reconvened in Regular Session at 7:12 p.m.

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





Secretary, Board of Directors