

MINUTES
FIRST COLONY LEVEE IMPROVEMENT DISTRICT
OF FORT BEND COUNTY, TEXAS

July 11, 2025

The Board of Directors (the "Board") of First Colony Levee Improvement District of Fort Bend County, Texas (the "District") met in regular session open to the public, on the 11th day of July, 2025, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027, outside the boundaries of the District, and the roll was called of the members of the Board:

Scott Jacobson	President
Debra Coffman	Vice President/ Assistant Secretary
Robert McBride	Secretary

and all of the above were present, thus constituting a quorum.

Also attending the meeting were Robin Goin of Bob Leared Interests, Inc. ("BLI"); Linh Tran of Pape-Dawson Engineers ("Pape-Dawson"); Jason Klump of LID Solutions, LLC ("LID Solutions"); Toto Ontowiryo of Municipal Accounts & Consulting, L.P. ("MAC"); and Angela Lutz and Carli Trojcak of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Director Jacobson offered any members of the public attending the meeting the opportunity to make public comment. There being no further members of the public wanting to make public comment, Director Jacobson moved to the next agenda item.

MINUTES

The Board considered approving the minutes for the May 2, 2025, regular meeting and the June 6, 2025 special meeting. Following review and discussion, Director Coffman moved to approve the minutes for the May 2, 2025, regular meeting and the June 6, 2025 special meeting, as submitted. Director Jacobson seconded the motion, which passed unanimously.

DISCUSS JOINING THE ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD")

The Board discussed the possibility of joining AWBD and the educational opportunities it offers. Ms. Lutz discussed the annual membership fee. Director McBride addressed the Board regarding his attendance at the recent summer

conference, including sessions he attended. Director Coffman discussed other organizations the District has been associated with. The Board deferred action.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Goin reviewed the tax assessor/collector's reports for the months of May and June 2025, copies of which are attached. She noted the District's 2025 preliminary value is \$2,023,675,873.

Following review and discussion, Director Jacobson moved to approve the tax assessor/collector report and payment of the tax bills. Director Coffman seconded the motion, which passed unanimously.

AUDIT FOR FISCAL YEAR END JULY 31, 2025

Ms. Lutz requested authorization for McGrath and Co., PLLC to conduct the District's audit for the fiscal year end July 31, 2025. Following review and discussion, Director Coffman moved to authorize the auditor to begin preparation of the District's audit for the fiscal year end July 31, 2025, for an estimated fee of \$12,000 to \$14,000. Director McBride seconded the motion, which passed unanimously.

MS4 STORM WATER MANAGEMENT PLAN

There was no discussion on this agenda item.

UPDATE FROM FORT BEND COUNTY COMMISSIONERS COURT, CITY OF SUGAR LAND OR CITY OF MISSOURI CITY

The Board requested updates regarding letters that were sent to state representatives regarding the Community Identification Number ("CID"). Ms. Lutz stated she had not been provided any additional information for the District. Director Coffman discussed recent conversations she had with her insurance agent regarding flood insurance premiums and her city classification. Discussion ensued regarding the Federal Emergency Management Agency not having the City of Missouri City or Sugar Land CID listed on the Community Status Book Report.

RESOLUTION VOTING WATER DISTRICT NOMINEE FOR THE ELECTION OF THE BOARD OF DIRECTORS OF THE FORT BEND CENTRAL APPRAISAL DISTRICT

Ms. Lutz stated the Board has the opportunity to vote for a candidate for the Fort Bend Central Appraisal District Board, but the ballot had not been issued. Following discussion, the Board deferred action.

DISTRICT WEBSITE

The Board reviewed the text and email subscribers provided by Off Cinco, a copy of which is attached. Ms. Coffman addressed the Board regarding Off Cinco quarterly updates. The Board discussed uploading pictures to the District website once the levee hardening project is complete.

FINANCIAL AND BOOKKEEPING MATTERS

Mr. Ontowiryo presented the bookkeeper's report, quarterly investment report, and five-year cash flow forecast, and submitted the bills for the Board's review. A copy of the bookkeeper's report is attached. Discussion ensued regarding timing of payments. He requested the Board approve check no. 5360, in the amount of \$457,210.71, made payable to ECON Development, Inc. ("ECON") for the completion of the levee hardening project. Discussion ensued regarding bank fees.

Following review and discussion, Director Jacobson moved to (1) approve the bookkeeper's report and payment of the District's bills; and (2) approve check no. 5360 payable to ECON in the amount of \$457,210.71. Director McBride seconded the motion, which passed unanimously.

BUDGET FOR FISCAL YEAR END JULY 31, 2026

Mr. Ontowiryo reviewed the proposed budget for the fiscal year ending July 31, 2026, a copy of which is included in the bookkeeper's report. The Board reviewed and discussed certain line items in the proposed budget. Director Jacobson requested he update the classifications for the Fort Bend Levee Coalition and the Fort Bend Chamber of Commerce.

Following review and discussion, Director Coffman moved to adopt the budget for the fiscal year end July 31, 2026, as discussed and revised. Director McBride seconded the motion, which passed unanimously.

REPORT REGARDING LEGISLATIVE MATTERS

Ms. Lutz reviewed a report prepared by ABHR regarding legislative matters pertaining to the 89th regular session of the Texas legislature.

OPERATOR'S REPORT

Mr. Klump reviewed the operator's report regarding general mowing, maintenance, weather watch, and turf management, a copy of which is attached. The Board discussed posting signage at every entry and exit point of the levee, including the park area.

Mr. Klump reported on a broken sidewalk along Cross Lakes Boulevard that poses a hazard. Mr. Klump noted that the piece of property is the City of Missouri City's (the "City") responsibility. Mr. Klump stated LID Solutions could replace the portion of the broken concrete for an amount not to exceed \$5,000.00. The Board requested he coordinate with the City and have them assess the area before starting any work.

Mr. Tran addressed the Board regarding a complaint he received from a resident that resides on Cotter Lake Drive. He stated there is a portion of land behind his residence that holds water. The Board concurred to authorize Pape-Dawson to assess the area and report their findings at the next meeting.

After review and discussion, Director Jacobson moved to (1) approve the operator's report; (2) authorize LID Solutions to replace the broken sidewalk for an amount not too exceed \$5,000.00; and (3) authorize LID Solutions to install signs, as discussed. Director McBride seconded the motion, which passed unanimously.

ENGINEER'S REPORT

Mr. Tran presented and reviewed an engineering report, a copy of which is attached.

LOST CREEK PUMP STATION

Mr. Tran provided an update regarding the Lost Creek Pump Station project.

MISSOURI CITY SUBDIVISION PROJECT

Mr. Tran updated the Board regarding the Lin Tract Development and the City of Missouri City.

EASEMENTS AND DEEDS

There was no discussion on this matter.

OUTFALL STRUCTURE UPGRADES

Mr. Tran updated the Board regarding the outfall structure upgrades, as detailed in his report.

HARDENING LEVEE TOPS AND HEADWALL IMPROVEMENTS AT CROSS LAKES

Mr. Tran updated the Board regarding construction of the hardening of the levee tops and headwall improvements at Cross Lakes (the "Improvements"), and reviewed and recommended approval of Pay Estimate No. 3 and Final in the amount of \$457,210.71, payable to ECON Development, Inc. He also presented a Certificate of Completion and Acceptance and recommended the Board accept the facilities. Following review and discussion, Director Coffman made a motion, based on the engineer's recommendation, to approve Pay Estimate No. 3 and Final in the amount of \$457,210.71 and to accept the facilities. Director Jacobson seconded the motion, which carried unanimously.

The Board concurred to authorize Mr. Tran to notify the bookkeeper once the City has approved the Improvements for the check to be released to ECON.

Mr. Tran reviewed and recommended approval of Change Order No. 2 to the contract with ECON for the Improvements to decrease the contract in the amount of \$17,183.30. The Board determined that Change Order No. 2 is beneficial to the District. After review and discussion, Director Coffman moved to approve Change Order No. 2 in the amount of \$17,183.30 as a decrease to the contract with ECON. Director Jacobson seconded the motion, which passed by unanimous vote.

OYSTER CREEK OUTFALL CLOSURES

Mr. Tran updated the Board regarding the Oyster Creek outfall closures design project.

Mr. Tran reviewed the Potential Capital Improvement Projects for the 2025-2026 fiscal year, as detailed in the engineer's report. Director Coffman requested Pape-Dawson provide an update map of the District's outfalls.

Following review and discussion, Director Coffman moved to approve the engineering report, as discussed. Director Jacobson seconded the motion which passed by unanimous vote.

DISCUSS FEDERAL EMERGENCY MANAGEMENT AGENCY ("FEMA")
INVOLVEMENT WITH DISSOLUTION OF COMMUNITY IDENTIFICATION
NUMBER

This matter was discussed under "Update from Fort Bend County Commissioners Court, and update from City of Sugar Land or City of Missouri City."

INTERLOCAL AGREEMENTS REGARDING LAND USE AND FLOODPLAIN
ADMINISTRATION AUTHORITY

There was no discussion on this agenda item.

FORT BEND LEVEE COALITION MEETINGS AND UPDATES, NATIONAL FLOOD
INSURANCE PROGRAM ("NFIP") LEGISLATION, FLOOD MANAGEMENT
CONFERENCES, AND APPROVE ALL REIMBURSEMENTS TO DIRECTORS

This matter was discussed under "Update from Fort Bend County Commissioners Court, and update from City of Sugar Land or City of Missouri City."

COMMUNITY RATING SYSTEM AND RISK RATING 2.0

There was no discussion on this agenda item.

EMERGENCY ACTION PLANNING ("EAP")

There was no discussion on this agenda item.

PARKS AND RECREATIONAL MATTERS

There was no discussion on this agenda item.

AGENDA ITEMS FOR NEXT MEETING

The Board concurred to hold the next regular meetings on August 22, 2025 and September 26, 2025 at 11:30 p.m. at ABHR.

There being no further business to come before the Board, the meeting was adjourned.




Secretary, Board of Directors

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