

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 206

August 12, 2025

The Board of Directors (the “Board”) of Fort Bend County Municipal Utility District No. 206 (the “District”), met in regular session, open to the public, on the 12th day of August, 2025, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Robin Stoner	President
Amy Rozell	Vice President
Sandra Weider	Secretary
Kathrin Yokubaitis	Assistant Secretary
Cheryl A. Kainer	Assistant Vice President/ Assistant Secretary

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

Also present at the meeting were: Paul Weider, a member of the public; Debbie Shelton of Masterson Advisors LLC; Mary Ann Mihills of Municipal Accounts & Consulting, L.P.; Debbie Arellano of Bob Leared Interests; Ryan Mapes of Si Environmental, LLC (“Si Enviro”); Sam Miskimins of Champions Hydro-Lawn, Inc. (“Champions”); Javier Casas of Odyssey Engineering; and Hannah Brook and Faye Simonds of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENTS

There were no public comments.

MINUTES

The Board considered approving the regular meeting minutes of July 8, 2025. After review and discussion, Director Stoner moved to approve the minutes as presented. Director Yokubaitis seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Mihills reviewed the bookkeeper’s report and presented checks for payment to the Board, a copy of which is attached.

The Board reviewed the District’s Investment Policy to determine if any amendments were necessary. After discussion, the Board determined to make no amendments at this time.

Ms. Brook reviewed a Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May

Engage in Investment Transactions. She stated that the bookkeeper has provided an updated list of the authorized depository institutions and broker/dealers with whom the District may engage in investment transactions as an exhibit to the Resolution.

Following review and discussion, Director Weider moved to: (1) approve the bookkeeper's report and payment of the bills; (2) adopt the Resolution Regarding Annual Review of Investment Policy; and (3) adopt the Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions. Director Yokubaitis seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Arellano distributed the tax assessor/collector's monthly report, a copy of which is attached. Following review and discussion, Director Stoner moved to: (1) approve the tax assessor/collector's report and the checks presented for payment. Director Yokubaitis seconded the motion, which passed unanimously.

Ms. Shelton distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2025 water, sewer, and drainage debt service tax rate of \$0.66 per \$100 of assessed valuation based on the District's initial 2025 certified value of \$238,327,821, plus \$551,863 representing the uncertified value under protest. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate. Ms. Shelton discussed the two-step process for setting the District's tax rate. The Board considered the District's 2025 tax rate.

Following review and discussion, Director Stoner moved to: (1) set the public hearing date for September 9, 2025; and (2) authorize the tax assessor/collector to publish notice of the District's meeting on September 9, 2025, to set the proposed 2025 total tax rate of \$1.22 per \$100 of assessed valuation, with \$0.66 allocated for debt service on water, sewer, and drainage bonds, and \$0.56 allocated for operations and maintenance. Director Yokubaitis seconded the motion, which passed by unanimous vote.

OPERATION OF DISTRICT FACILITIES; HEARING ON TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT ACCOUNTS

Mr. Mapes distributed and reviewed the operator's report, a copy of which is attached. Mr. Mapes reported on routine maintenance and repair items in the District.

Mr. Mapes stated that there was vandalism at the District's wastewater treatment plant and reviewed an estimate in the amount of \$49,907.70 for the repairs. He stated that Si Enviro has filed an insurance claim. The Board requested Si Enviro provide proposals for security of District's facilities at the next meeting.

Mr. Mapes presented a list of delinquent customers and reported the residents on the termination list were delinquent in payment of their water and sewer bills and were

given written notification, in accordance with the District's Rate Order, prior to the meeting of the opportunity to appear before the Board of Directors to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment.

Following review and discussion, Director Weider moved (1) to approve the operator's report; and (2) that because the customers on the termination list were not present at the meeting to address the Board and had not submitted a written statement on the matter, to authorize the District's operator to proceed with termination of utility service for such customers in accordance with the District's Rate Order, and direct that the customer termination list be filed appropriately and retained in the District's official records. Director Stoner seconded the motion, which passed unanimously.

STORM WATER FACILITIES MAINTENANCE AND OPERATIONS

Mr. Miskimins reviewed the monthly report on storm water facilities maintenance and operations for the District. A copy of the report is attached.

ENGINEERING MATTERS

Mr. Casas reviewed the engineer's report, a copy of which is attached. He updated the Board on construction projects underway, as reflected in his report.

Mr. Casas updated the Board on the District's Phase II MS4 Storm Water Management Plan.

Mr. Casas updated the Board on the construction of the Emergency Interconnect between the District and Fort Bend County Municipal Utility District No. 30.

Mr. Casas updated the Board on the water plant maintenance, including water plant no. 1 tank repair.

Mr. Casas reviewed a 0.0086-acre Water Meter Easement with the Board for the emergency interconnect vault.

Mr. Casas updated the Board on rain garden maintenance.

Following discussion, and based on the engineer's recommendation, Director Weider moved to: (1) approve the engineering report; and (2) accept the 0.0086-acre Water Meter Easement and direct that the Easement be filed appropriately and retained in the District's official records. Director Kainer seconded the motion, which passed unanimously.

ATTORNEY'S REPORT

There was no discussion on this agenda.

BOARD MEETING SCHEDULE

The Board concurred to hold the next regular meeting on September 9, 2025, at 12:30 p.m.

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

/s/ Sandra Weider

Secretary, Board of Directors

(SEAL)



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