

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

August 22, 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 22<sup>nd</sup> day of August, 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 Anthea Moran of Masterson Advisors, LLC; Patty Rodriguez of Bob Leared Interests, Inc. ("BLI"); Linh Tran, Greg Frank, and Stephen Wilcox of Pape-Dawson Engineers ("Pape-Dawson"); Jason Klump of LID Solutions, LLC ("LID Solutions"); Toto Ontowiryo of Municipal Accounts & Consulting, L.P. ("MAC"); and Audrey Briscoe and Amanda Cambron 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 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 July 11, 2025, regular meeting and the July 15, 2025, special meeting. Following review and discussion, Director Coffman moved to approve the minutes for the July 11, 2025, regular meeting and the July 15, 2025, special meeting, as submitted. Director Jacobson seconded the motion, which passed unanimously.

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.

Following review and discussion, Director Jacobson moved to approve the bookkeeper's report and payment of the District's bills. Director McBride seconded the motion, which passed unanimously.

#### ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD")

The Board discussed the possibility of joining AWBD. The Board deferred action and agreed to place the item on the agenda again in January 2026 for further consideration.

#### RENEWAL OF DIRECTOR'S TERM OF OFFICE

The Board reviewed a Resolution Requesting Commissioners Court of Fort Bend County to Appoint a Director to the Board of Directors for the District requesting that Director Coffman be appointed for a new term to expire on October 6, 2029. Following review and discussion, Director Jacobson made a motion to approve the Resolution and to authorize ABHR to request renewal of Director Coffman's term from the Fort Bend County Commissioners Court. Director McBride seconded the motion, which passed unanimously.

#### ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS

Ms. Briscoe discussed the "truth-in-taxation" property tax calculations and tax levy process for water districts and stated that Chapter 49 of the Texas Water Code establishes three main categories for water districts, based on a district's development status and/or tax rate. She reviewed the definitions for each of the three categories and said the Board must annually determine the District's category for that tax year and follow the associated notice and levy provisions in the Texas Water Code.

Discussion ensued regarding the District's development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developed District for the 2025 tax year.

Following review and discussion, Director Jacobson moved to adopt a Resolution Regarding Development Status for 2025 Tax Year establishing the District as a Developed district for the 2025 tax year, pursuant to Section 49.23602, Texas Water Code, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Coffman seconded the motion, which passed unanimously.

#### TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Rodriguez reviewed the tax assessor/collector's report for the month of July 2025, a copy of which is attached.

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.

DISCUSS 2025 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

Ms. Moran considered the District's 2025 tax rate. Ms. Moran distributed and reviewed a tax rate analysis reflecting the recommendation for the District to levy a 2025 maintenance and operations tax rate of \$0.10 per \$100 of assessed valuation, based on the District's initial 2025 certified value of \$1,966,333,738, which includes an amount of \$7,641,653 representing 80% of the uncertified value under protest. A copy of the tax rate analysis is attached. Ms. Moran discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Jacobson moved to: (1) set the public hearing date for September 26, 2025; and (2) authorize the tax assessor/collector to publish notice in the Fort Bend Independent of the District's meeting on September 26, 2025, to set the proposed 2025 total tax rate of \$0.10 per \$100 of assessed valuation. Director Coffman 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

There was no discussion on this matter.

ADOPT RESOLUTION VOTING FOR WATER DISTRICT NOMINEE FOR THE ELECTION OF THE BOARD OF DIRECTORS OF THE FORT BEND CENTRAL APPRAISAL DISTRICT ("FBCAD")

Ms. Briscoe reported that the District may cast two votes for the Board of Directors of FBCAD. The Board then considered adopting a Resolution Voting for Water District Nominee for the Election of the Board of Directors of FBCAD. The Board took no action.

DISTRICT WEBSITE

The Board reviewed the text and email subscribers provided by Off Cinco, a copy of which is attached. Director Coffman suggested an update to the website be made after the September meeting to announce: 1) the completion of the levee top hardening project; 2) the status of the Lost Creek Pump project; and 3) possibly add an



announcement for the next District project, "Oyster Creek Outfalls." She noted the third quarter email blast will announce these updates.

#### 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.

Mr. Klump presented a Consumer Price Index ("CPI") adjustment to the District's operations and maintenance base rate, a copy of which is included in the operator's report. He noted the CPI adjustment reflects an increase of 21.7% from October 2020 to June 2025, resulting in a monthly increase of the base rate from \$2,165.27 to \$2,600.00.

Mr. Klump presented pricing changes to equipment and personnel rates for mowing and vegetation management services, a copy of which is included in the operator's report.

Mr. Klump presented a proposal from Beyer Construction, LLC ("Beyer") for a sidewalk repair in the amount of \$3,400.00, a copy of which is included in the operator's report.

After review and discussion, Director Jacobson moved to (1) approve the operator's report; and (2) approve the proposal from Beyer, in the amount of \$3,400.00, for the sidewalk repair. 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. Frank provided an update regarding the Lost Creek Pump Station project. He stated the pumps are being set this week and they are simultaneously working on the electrical system. Mr. Frank noted the installation of all box culverts through the levee is complete. He stated the project is about 62% complete.

## 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.

## HARDENING LEVEE TOPS AND HEADWALL IMPROVEMENTS AT CROSS LAKES

Mr. Tran stated the construction of the hardening of the levee tops and headwall improvements at Cross Lakes was completed on July 11, 2025.

## OYSTER CREEK OUTFALL CLOSURES

Mr. Tran updated the Board regarding the Oyster Creek outfall closures design project. He then presented and reviewed Additional Service Request No. 2 ("SR No. 2") from Pape-Dawson for additional engineering services for the design of storm sewer outfall closures along Oyster Creek in the amount of \$161,520.00. Following review and discussion, Director Coffman moved to approve SR No. 2 from Pape-Dawson in the amount of \$161,520.00, for engineering services as detailed. Director Jacobson seconded the motion, which passed unanimously.

Mr Tran next presented and reviewed Additional Service Request No. 1 ("SR No. 1") from Pape-Dawson for engineering services for lake bottom survey and initial engineering investigation in the amount of \$45,000.00. Following review and discussion, Director Coffman moved to approve SR No. 1 from Pape-Dawson in the amount of \$45,000.00, for engineering services as detailed. Director Jacobson seconded the motion, which passed unanimously.

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

There was no discussion on this agenda item.

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

There was no discussion on this agenda item.

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 matter.

AGENDA ITEMS FOR NEXT MEETING

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

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

(SEAL)



  
Secretary, Board of Directors

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