

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

September 26, 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 26th day of September, 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 Patty Rodriguez 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 Rachel Beeton 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 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 August 22, 2025, regular meeting. Following review and discussion, Director Coffman moved to approve the minutes for the August 22, 2025, regular meeting, as submitted. Director Jacobson seconded the motion, which passed unanimously.

ANNUAL REPORT TO BOND REVIEW BOARD

There was no discussion on this agenda item as it did not apply to the District.

CONTINUING EDUCATION REQUIREMENTS

Ms. Beeton reminded the Board that 6 hours of continuing education must be completed annually between the months of January 2025 - December 2025. The Board reviewed the Continuing Education Chart, a copy of which is attached. Discussion ensued regarding courses that qualify for continuing education. Mr. Klump reminded the Board that the next Perimeter Levee Inspection is scheduled for October 10, 2025 at 8:00 a.m. and this qualifies for one hour of continuing education.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Rodriguez reviewed the tax assessor/collector's report for the month of August 2025, a copy of which is attached. Discussion ensued regarding delinquent accounts.

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

CONDUCT PUBLIC HEARING REGARDING DISTRICT'S TAX RATE, ADOPT ORDER LEVYING TAXES, AND AUTHORIZE EXECUTION OF AMENDMENT TO INFORMATION FORM

Ms. Beeton stated that notice was published of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2025 total tax rate of \$0.10 per \$100 of assessed valuation.

Ms. Beeton opened the public hearing. There being no comments from the public, Ms. Beeton closed the public hearing.

Ms. Beeton presented an Order Levying Taxes ("Order") reflecting the proposed 2025 tax rate. She then presented an Amendment to Information Form ("Information Form") reflecting the tax rate and stated that the Information Form will be filed with the Texas Commission on Environmental Quality and recorded in the Official Public Records of Fort Bend County.

After review and discussion, Director Jacobson moved to (1) adopt the Order reflecting a total 2025 tax rate of \$0.10 per \$100 of assessed valuation for operations and maintenance; (2) authorize execution of the Information Form; and (3) direct that the Order and Information Form be filed appropriately and retained in the District's official records. Director Coffman seconded the motion, which passed unanimously.

MS4 STORM WATER MANAGEMENT PLAN

Mr. Klump provided an update to the Board regarding the Stormwater Management Program ("SWMP"). He stated the Notice of Intent ("NOI") was submitted by the February 11, 2025 deadline and is currently under review by the Texas Commission on Environmental Quality. He noted the District has provisional coverage while the NOI is under review.

Mr. Klump next reviewed the new permit term goals and training for the SWMP, a copy of which is attached. Discussion ensued regarding public education, outreach and website postings.

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

Ms. Beeton updated the Board regarding Director Coffman's reappointment to the Board of Directors for a new term beginning October 6, 2025, to October 6, 2029.

DISTRICT WEBSITE

Director McBride requested an updated District map be posted to the website. Mr. Tran stated Pape-Dawson is currently working on the map and will present to the Board at their next meeting. Discussion ensued regarding updating the "Projects" tab on the District website.

Director Coffman suggested the quarterly email blast include: 1) the completion of the levee top hardening project; 2) the status of the Lost Creek Pump project; and 3) the announcement of the Oyster Creek Outfalls project.

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

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 stated LID Solutions received phone calls concerning a fallen fence in the District. He stated LID Solutions replaced the fencing, as shown on page 30 and 31 of the operator's report. Discussion ensued regarding posting signage in the District to deter illegal activity on the levee tops. The Board discussed access points and where the signage should be posted.

After review and discussion, Director Jacobson moved to approve the operator's report. Director Coffman 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. Director McBride requested the expected completion date be updated on the District website.

MISSOURI CITY SUBDIVISION PROJECT

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

LAKE BOTTOM SURVEY AND INSPECTION

Mr. Tran reported on the lake bottom survey, noting the survey should be completed in the next 2 weeks.

EASEMENTS AND DEEDS

There was no discussion on this matter.

OUTFALL STRUCTURE UPGRADES

Mr. Tran updated the Board regarding the outfall structure upgrades.

OYSTER CREEK OUTFALL CLOSURES

Mr. Tran updated the Board regarding the Oyster Creek outfall closures design project. He stated Pape-Dawson engineers met with the City of Sugar Land and the City of Missouri City engineers ("City engineers") to discuss the

proposed project. Mr. Tran stated the City engineers requested the District provide a proposed maintenance agreement once design plans are available.

Director McBride reported on a mobility project that was just approved by the City of Sugar Land and the City of Missouri City. Discussion ensued regarding the route of the project.

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

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

Director Coffman updated the Board regarding FEMA and recent matters that have occurred at their headquarters. She next provided details from the Association of State Floodplain Managers briefing she recently attended, which included a discussion on non-structural construction and if it relates to the District.

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.

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 November 3, 2025, at 1:30 p.m. at ABHR.

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

(SEAL)




Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Continuing Education Chart	2
Tax Assessor/Collector's Report	2
SWMP Goals and Training	3
Bookkeeper's Report	3
Operator's Report	3
Engineer's Report	4