

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

November 3, 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 3rd day of November, 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 TJ Florete of McGrath and Co. PLLC ("McGrath"); Robin Goin of Bob Leared Interests, Inc. ("BLI"); Linh Tran and Stephen Wilcox of Pape-Dawson Engineers ("Pape-Dawson"); Tyler Werlein of LID Solutions, LLC ("LID Solutions"); Toto Ontowiryo of Municipal Accounts & Consulting, L.P. ("MAC"); and Angela Lutz and Carli Trojca 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 October 10, 2025, special meeting and September 26, 2025, regular meeting. Following review and discussion, Director Coffman moved to approve the minutes for the October 10, 2025, special meeting and September 26, 2025, regular meeting, as submitted. Director McBride seconded the motion, which passed unanimously.

AUDIT FOR FISCAL YEAR ENDED JULY 31, 2025

Mr. Florete reviewed the audit for the fiscal year ended July 31, 2025. Following review and discussion, Director Coffman made a motion to approve the audit and authorize it to be filed with the Texas Commission on Environmental Quality and

retained in the District's official records. Director Jacobson seconded the motion, which passed unanimously.

APPROVE AND AUTHORIZE FILING OF EDUCATION/TRAINING COMPLIANCE STATUS FOR BOARD OF DIRECTORS WITH THE FORT BEND DRAINAGE DISTRICT

Ms. Lutz reviewed the 2024-2025 Continuing Education Chart (the "Chart") with the Board, a copy of which is attached.

Following review and discussion, Director Jacobson moved to (1) approve the Chart, subject to finalization; and (2) authorize ABHR to file the Chart with the Fort Bend Drainage District and any other applicable party. Director Coffman seconded the motion, which passed unanimously.

DISCUSS RENEWAL OF DISTRICT'S INSURANCE POLICIES

Ms. Lutz stated the District's insurance policies will expire on December 31, 2025 and reviewed a renewal proposal from Brown and Brown Insurance Services, Inc. ("Brown and Brown") with a proposed annual premium of \$7,260. Following review and discussion, Director Coffman made a motion to approve the proposal from Brown and Brown and authorize renewal of the District's insurance policies. Director Jacobson seconded the motion, which passed unanimously.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Goin reviewed the tax assessor/collector's report for the month of October 2025, a copy of which is attached. Discussion ensued regarding 2025 collections.

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

REPORT FROM DELINQUENT TAX ATTORNEY

Ms. Goin presented and reviewed a delinquent tax report provided by Perdue, Brandon, Fielder, Collins and Mott L.L.P. ("Perdue"), a copy of which is attached. Discussion ensued regarding imposed penalties.

Ms. Goin next presented and reviewed the District's uncollectible ledger. The Board discussed writing off certain accounts.

Following review and discussion, Director Jacobson moved to write off the accounts, subject to Perdue's discretion. Director McBride seconded the motion, which passed by unanimous vote.

REPORT ON EMINENT DOMAIN AUTHORITY TO THE TEXAS COMPTROLLER

Ms. Lutz stated that ABHR will file the District's annual eminent domain authority status filing with the Texas Comptroller of Public Accounts pursuant to Senate Bill 1812. Director McBride requested Ms. Lutz provide scenarios where eminent domain would be applicable.

HISTORICAL BOND AND TAX REPORT TO COMPTROLLER

Ms. Lutz presented a memorandum regarding requirements for taxing units to submit certain information about proposed and issued bonds and tax rate elections to the Comptroller for incorporation into a public database. She stated that ABHR will work with the District's consultants to prepare and submit the required information by the reporting deadline.

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

Director Coffman updated the Board on a meeting she had with Commissioner Andy Meyers. Discussion ensued regarding possible redistricting.

DISTRICT WEBSITE

Director Coffman addressed the Board regarding recent updates made to the District's website.

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.

Mr. Ontowiryo discussed Positive Pay, noting it is an additional service that protects the District against fraudulent check activity. He noted MAC added Positive Pay to the District's accounts in October. Director McBride requested MAC notify ABHR if any fraudulent activity occurs.

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.

RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY

Ms. Lutz conducted an annual review of the District's Investment Policy and determined that no changes were necessary. The Board considered adopting a Resolution Regarding Annual Review of Investment Policy reflecting no revisions to the District's Investment Policy at this time.

After review and discussion, Director Jacobson moved to adopt the Resolution Regarding Annual Review of Investment Policy and direct it be filed appropriately and retained in the District's official records. Director Coffman seconded the motion, which passed unanimously.

RESOLUTION ESTABLISHING THE AUTHORIZED DEPOSITORY INSTITUTIONS AND ADOPTING LIST OF QUALIFIED BROKER/DEALERS WITH WHOM THE DISTRICT MAY ENGAGE IN INVESTMENT TRANSACTIONS

Ms. Lutz 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 the District's bookkeeper has provided an updated list of qualified broker/dealers with whom the District may engage in investment transactions as an exhibit to the Resolution.

After review and discussion, Director Jacobson moved to adopt the Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions and direct that the Resolution be filed appropriately and retained in the District's official records. Director Coffman seconded the motion, which passed unanimously.

OPERATOR'S REPORT

Mr. Werlein reviewed the operator's report regarding general mowing, maintenance, weather watch, and turf management, a copy of which is attached.

Mr. Werlein noted on page 21 of the operator's report the back slope is still holding water. He presented and reviewed a proposal from LID Solutions to re-grade the flowline of the swale and apply sod in the amount of \$12,863.00. A copy of the proposal is provided in the operator's report.

Mr. Werlein updated the Board regarding the installation of the signs, noting they would be installed next week.

After review and discussion, Director Jacobson moved to (1) approve the operator's report; and (2) approve the proposal from LID Solutions in the amount of

\$12,863.00, as detailed above. Director Coffman seconded the motion, which passed unanimously.

PAPE-DAWSON CONTRACT

Mr. Wilcox presented and reviewed the Pape-Dawson Contract (the "Contract"), which replaces the existing Costello Contract since they were bought out. Director Coffman discussed certain provisions within the Contract, which included appointing a contact person in the event of an emergency.

Following review and discussion, Director Jacobson moved to approve the Contract and direct that it be filed appropriately and retained in the District's official records. Director McBride seconded the motion, which passed unanimously.

ENGINEER'S REPORT

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

LOST CREEK PUMP STATION

Mr. Wilcox provided an update regarding the Lost Creek Pump Station project. Discussion ensued regarding the completion timeframe of the project.

LIN TRACT DEVELOPMENT

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

LAKE BOTTOM SURVEY AND INSPECTION

Mr. Wilcox reported on the lake bottom survey, noting they are reviewing the collected data and preparing a report on recommendations for Board consideration.

EASEMENTS AND DEEDS

There was no discussion on this matter.

OUTFALL STRUCTURE UPGRADES

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

OYSTER CREEK OUTFALL CLOSURES

Mr. Wilcox 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. Wilcox presented and reviewed a draft memorandum of "What is a flap gate?" and requested the Board provide comments and feedback. He stated the City of Missouri City is requiring the memorandum be posted to the District's website to educate the public on the purpose of flap gates.

Mr. Wilcox next presented and reviewed a map of the District. Discussion ensued regarding revisions.

Following review and discussion, Director Coffman moved to (1) approve the engineering report; and (2) authorize the Board to provide comments to ABHR and direct that the memorandum be posted to the District's website. Director Jacobson seconded the motion which passed by unanimous vote.

EMERGENCY ACTION PLANNING

There was no discussion on this agenda item.

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

Director Coffman updated the Board regarding FEMA and the effects of the recent government shutdown. She stated she would contact FEMA and express her concerns regarding flood premiums and the lack of communication.

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

Director Coffman stated she was planning on attending the National Flood Association 2026 Annual Conference in Scottsdale, AZ on March 15-17, 2026. She encouraged the other Directors to sign up for the event.

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 January 16, 2026 at 11:30 a.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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