

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

March 9, 2026

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 9th day of March, 2026, 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"); Greg Frank and Linh Tran 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, Trenise Simmons 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 January 16, 2026, regular meeting and the January 21, 2026, special meeting. Following review and discussion, Director Coffman moved to approve the minutes for the January 16, 2026, regular meeting and the January 21, 2026, special meeting, as submitted. Director McBride seconded the motion, which passed unanimously.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Goin reviewed the tax assessor/collector's report for the month of February 2026, a copy of which is attached. Ms. Goin addressed Director Coffman's inquiry regarding procedures related to setting up a payment plan.

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.

ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS

Ms. Lutz 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 2026 tax year.

Following review and discussion, Director Jacobson moved to adopt a Resolution Regarding Development Status for 2026 Tax Year establishing the District as a Developed district for the 2026 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.

ADOPT RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

Ms. Lutz presented and reviewed a Resolution Concerning Exemptions from Taxation reflecting that the Board grants an exemption of \$35,000 of the appraised value of residence homesteads of individuals who are disabled or are sixty-five years of age or older.

Director Jacobson moved to adopt the Resolution Concerning Exemptions from Taxation and direct that the Resolution be filed appropriately and retained in the District’s official records. 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

Director Coffman reported that Robert Wilson, Assistant City Engineer with the City of Sugar Land, contacted the District concerning the status of the Interlocal Agreement that was submitted to Federal Emergency Management Agency (FEMA) for residents of Sugar Land within the District to receive the CRS discount on NFIP premiums. Director Coffman stated additional correspondence with FEMA confirms FEMA has all the information needed and is working on the process.

DISTRICT WEBSITE

Director Coffman addressed the Board regarding updates to the website. She mentioned adding a Google AI app that changes the website to multiple languages with a simple click. Director Coffman stated she contacted Off Cinco and requested pricing regarding same.

Following review and discussion, Director Jacobson moved to authorize Director Coffman to contact Off Cinco to add the Google AI language translator for an amount not to exceed \$100.00 a year. Director McBride 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.

ANNUAL WRITTEN REPORT FROM OPERATOR AND ENGINEER

Mr. Frank updated the Board regarding the annual written report. He noted he is coordinating with the District engineer to summarize activity in the District and condition of facilities, including recommendation for repairs, modifications, or changes in operation or procedures for the upcoming year and planning purposes. The Board deferred action.

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 graffiti on an outfall structure and stated the cost to remove would be \$2,500.00.

Mr. Werlein stated that nutria are boring out areas along the water bank, as noted on page 16 of the operator's report. He stated LID Solutions has contacted a trapper to remove the nutria to prevent further damage. Discussion ensued regarding the price associated with same.

After review and discussion, Director Jacobson moved to (1) approve the operator's report; (2) approve the removal of the graffiti on the outfall structure in the amount of \$2,500.00; and (3) approve the removal of nutria for an amount not to exceed \$5,000.00. 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, including a summary of recent vandalism at the Pump Station and the status of repairs.

LIN TRACT DEVELOPMENT

There was no discussion on this agenda item.

LAKE BOTTOM SURVEY AND INSPECTION

There was no discussion on this agenda item.

EASEMENTS AND DEEDS

There was no discussion on this matter.

OUTFALL STRUCTURE UPGRADES

Mr. Tran updated the Board regarding the outfall structure upgrades. Mr. Frank discussed adding security fencing.

OYSTER CREEK OUTFALL CLOSURES

Mr. Tran updated the Board regarding the Oyster Creek outfall closures design project. He stated the plans have been approved by the City of Sugar Land and the City of Missouri City (the "Cities"). He noted a portion is currently under review with the Fort Bend County Drainage District. Discussion ensued regarding advertising for bids and the possible start date of the project. Mr. Frank noted flap gates will need to be ordered and fabricated.

Mr. Frank discussed the District entering into a Cost Sharing and Maintenance Agreement with the Cities. The Board requested Mr. Frank provide the estimated amount of feet the Cities will be responsible for maintaining as part of the review process.

Director Coffman addressed the Board regarding recent interactions she had with Robert Wilson of the City of Sugar Land. She requested Pape-Dawson share the lake bottom survey with Mr. Wilson.

Mr. Frank reported the U.S. Army Corps of Engineers has turned over the SugarStone Perimeter levee system risk assessments to a third party vendor. He noted he has been in contact with Missouri City regarding a citywide master drainage project.

Following review and discussion, Director Coffman moved to approve the engineering report. 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 matters associated with the District's CID number.

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 will be attending the National Flood Association (NFA) conference in Scottsdale, AZ, March 15-17, 2026. Discussion ensued regarding MAC enrolling the District for the Association of Water Board Directors program so Directors can register for the summer conference.

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 April 23, 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

LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Tax Assessor/Collector's Report.....	1
Bookkeeper's Report.....	3
Operator's Report.....	3
Engineer's Report.....	4