

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 2

June 24, 2025

The Board of Directors (the "Board") of Fort Bend County Municipal Utility District No. 2 (the "District") met in regular session, open to the public, on the 24th day of June, 2025, at the NE Fort Bend County Fire Station, 14007 Old Richmond Rd., Sugar Land, Texas 77498, inside the boundaries of the District, and the roll was called of the members of the Board:

Pam Kelley	President
Betty J. Stewart	Vice President
Lisa Dudley	Secretary
Jessica Fateh	Assistant Vice President
Jose Luis Fuentes Mendoza	Assistant Secretary

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

Also attending the meeting were Brittany Keeswood of Assessments of the Southwest, Inc.; Officer Calvin Johnson; Lynn Kurtz of Myrtle Cruz, Inc.; Austin Muse of Municipal District Services LLC ("MDS"); Chad Abram and Roy Ward of IDS Engineering Group ("IDS"); and Nellie Connally and Kathryn Easey of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENTS

Director Kelley opened the meeting for public comments. There being no public comments, Director Kelley closed the meeting to public comments.

CONSENT AGENDA

The minutes from the May 27, 2025, regular meeting, and the May 29, 2025 special meeting, and consultant reports were previously distributed. Director Kelley requested that agenda item 2(b) be removed from the consent agenda. After discussion, Director Dudley moved to remove agenda item 2(b) and approve all items on the consent agenda and direct that, where appropriate, items are filed and retained in the District's official records, including the following: (1) approve the minutes for the May 27, 2025, regular meeting and the May 29, 2025 special meeting; (2) authorize the District's delinquent tax attorney to begin collecting the 2024 delinquent taxes on July 1, 2025; (3) approve the engineer's report, as updated; (4) approve the operator's report; and (5) approve reimbursement of eligible Association of Water Board Directors ("AWBD") summer conference expenses and authorize attendance at the AWBD winter

conference of any interested Directors. Director Fateh seconded the motion, which passed unanimously.

ITEMS REMOVED FROM CONSENT AGENDA

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Keeswood presented and reviewed the tax assessor/collector's report, a copy of which is attached.

The Board reviewed the delinquent tax accounts, including the delinquent tax report from Perdue, Brandon, Fielder, Collins & Mott, L.L.P., a copy of which is attached to the tax assessor/collector's report. Discussion ensued regarding collection of delinquent property taxes, suits filed, properties for sale, estate property matters, and water terminations.

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

GARBAGE AND RECYCLING MATTERS

Director Fateh reported on District garbage matters and communication among the residents, the District, and Texas Pride Disposal. Discussion ensued regarding heavy item and tree debris collection guidelines.

SECURITY PATROL MATTERS

Officer Johnson discussed security patrol matters in the District. A copy of the security patrol report is attached.

Officer Johnson reviewed a proposal from TAPCO in the amount of \$1,322.50 for the purchase of two replacement batteries for the traffic control signs.

Officer Johnson updated the Board regarding vehicle traffic using the drainage channel along Belknap Rd. and Townewest Blvd. as a short cut to access West Bellfort due to road construction. He stated he is working with Fort Bend County Commissioner Meyers' office on a solution to block access. He stated he will also inquire about obtaining "Do Not Block Driveway Access" signage from Fort Bend County.

Officer Johnson reported receiving calls about a disturbance at an Air BnB location on Overview Dr. He recommended discussing this with the homeowner associations. Discussion ensued.

Following review and discussion, Director Fuentes Mendoza moved to approve the proposal from TAPCO in the amount of \$1,322.50. Director Dudley seconded the motion, which passed unanimously.

DETENTION AND DRAINAGE FACILITIES AND LANDSCAPING REPORT FROM CHAMPIONS HYDRO-LAWN, INC., PROJECTS, AND RELATED AGREEMENTS

The Board reviewed a detention and drainage facilities report prepared by Champions Hydro-Lawn, Inc. ("Champions"), a copy of which is attached.

Director Fuentes Mendoza noted that Champions is recommending adding additional support to the interceptor pipes located along the Townewest drainage channel near the 10100 block of Belknap Rd. to avoid damage from mowers. Director Dudley stated the mowing damage will be investigated.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Kurtz reviewed the bookkeeper's report, including the District's bills, budget comparison, and investment report. A copy of the bookkeeper's report is attached.

Ms. Kurtz noted the following checks ("Additional Checks") are also being presented for payment, but are not included in her report:

1. Check No. 3340 in the amount of \$475.00 payable to GLO Paper Flowers for invoice no. 6288472 related to the community event held on May 29, 2025;
2. Check No. 3341 in the amount of \$1,015.00 payable to Ana Vargas Orellana for invoice no. 10151980 related to the community event held on May 29, 2025;
3. Check No. 3342 in the amount of \$1,322.50 payable to TAPCO for invoice 10151980 for replacement batteries for the traffic control signs; and
4. Check No. 3343 in the amount of \$101.37 payable to First Tire and Automotive for invoice 115980 for routine patrol vehicle maintenance.

Following review and discussion, Director Kelley moved to approve the bookkeeper's report and the bills presented for payment, including the Additional Checks. Director Stewart seconded the motion, which passed unanimously.

ACTION ITEMS FOR OPERATIONS

Mr. Muse reviewed the operator's report, a copy of which is attached. He also reviewed the proposed bill message with the Board.

Mr. Muse stated MDS is still investigating the reason for low water accountability for the previous billing period. He noted construction is ongoing in the

District and he confirmed MDS is verifying that contractors are using rental water meters.

Mr. Muse updated the Board on the status of relocating water lines for the road construction undertaken by Fort Bend County.

Mr. Muse updated the Board on the findings of the storm inlet inspections. He stated there are approximately twelve inlets that will need to be replaced or re-sealed for an estimated cost of \$118,000.00. Director Dudley stated that Fort Bend County has requested a meeting with the District's engineer and operator to discuss future inlet repairs and replacements and planned road construction. The Board instructed MDS to put the repairs on hold while discussions with Fort Bend County are ongoing.

Following review and discussion, Director Dudley moved to approve the bill message. Director Kelley seconded the motion, which passed unanimously.

The Board thanked the District's consultants for the presentation materials provided at the District's community event held on May 29, 2025. Discussion ensued regarding the value of community outreach and education.

HEARING ON TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS AND CUSTOMER APPEALS

Mr. Muse reviewed customer correspondence and discussed updates to the extensions and adjustments approved by MDS since the last Board meeting and reviewed accounts recommended for write-off as listed in the operator's report. A copy of the lists for extensions, adjustments, and write-offs is filed and retained in the District's official records.

The Board next conducted a hearing on the termination of utility service to delinquent accounts. Mr. Muse reported that the residents on the delinquent list were mailed written notice prior to this meeting in accordance with the District's Rate Order, notifying them of the opportunity to appear before the Board to explain, contest, or correct the nonpayment of their utility service bill, and to show reason why utility service should not be terminated for reason of nonpayment.

After review and discussion, Director Dudley moved to (1) approve the extensions, adjustments, and write-off accounts as recommended by MDS; and (2) authorize that service to the customers on the termination list with accounts remaining unpaid and who were not present at the meeting and had not presented any written statement on the matter be terminated in accordance with the District's Rate Order, except for accounts in amounts below \$30.00. Director Kelley seconded the motion, which passed unanimously.

ACTION ITEMS FOR ENGINEERING

Mr. Ward presented and reviewed a revised engineer's report, a copy of which is attached, and provided an update on the status of engineering projects in the District as noted in the report.

Mr. Ward updated the Board on the status of the MS4 Phase II Storm Water Management Program ("SWMP") Annual Reports for Years 1-5. He stated the Texas Commission on Environmental Quality ("TCEQ") has reviewed the reports and no deficiencies were noted. He reported that the TCEQ has not yet reviewed the new SWMP and Notice of Intent for the renewed general permit.

Mr. Ward stated the City of Houston is working on the Waste Disposal Agreement renewal with no proposed change in the District's discharge amount of 803,450 gallons per day. He reported requests for additional capacity will be subject to impact fees assessed at the time the amendment application is submitted and declared administratively complete by the City of Houston. He noted developers of land being annexed into the District would pay the impact fees for the additional capacity being requested.

Mr. Ward updated the Board on the status of Water Plant No. 1 Improvement Project.

Mr. Ward updated the Board on the status of a request for service for warehouse buildings located at 2744 Charles Lane. He stated that a feasibility study will be performed once the \$20,000.00 feasibility study deposit from the property owner has been received by the District. Discussion ensued regarding next steps.

Mr. Ward discussed proposed maintenance access points for the Florence Road Detention Basin. Discussion ensued.

Following review and discussion, Director Dudley moved to (1) authorize IDS to proceed with the feasibility study, as discussed; and (2) authorize IDS to prepare a cost estimate for the proposed maintenance access points. Director Kelley seconded the motion, which passed unanimously.

ANNEXATION MATTERS

There was no discussion on this agenda item.

DISTRICT WEBSITE MATTERS

Director Dudley discussed updates to the District's website.

CORRESPONDENCE RECEIVED BY THE DISTRICT, DIRECTORS OR CONSULTANTS, AND REPORTS ON DISTRICT BUSINESS AND OPERATIONS

The Board discussed the AWBD summer conference.

RESOLUTION NOMINATING CANDIDATE FOR BOARD OF DIRECTOR ELECTION FOR FORT BEND CENTRAL APPRAISAL DISTRICT

Ms. Connally stated the District has the opportunity to nominate a candidate for the Fort Bend Central Appraisal District Board of Directors. Following discussion, the Board concurred to take no action on this agenda item.

NORTH FORT BEND WATER AUTHORITY

There was no discussion on this agenda item.

ATTORNEY'S REPORT

There was no discussion on this agenda item.

UPDATE ON PROPERTY ACQUISITION MATTERS AND AUTHORIZE APPROPRIATE ACTION

Ms. Connally updated the Board on the property acquisition status. The Board requested that this item be removed from the agenda.

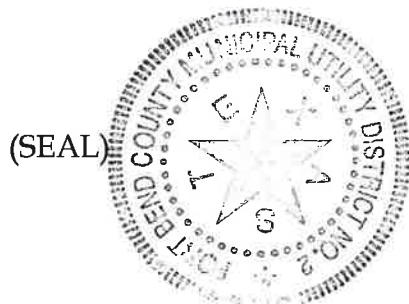
DISCUSS MEETING DATES

The Board concurred to hold the next regular meeting on July 22, 2025, at 8:30 a.m.

CONVENE IN EXECUTIVE SESSION

The Board did not convene in executive session.

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




Secretary, Board of Directors

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