

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 5

August 27, 2026

The Board of Directors (the "Board") of Fort Bend County Municipal Utility District No. 5 (the "District") met in regular session, open to the public, on the 27th day of August 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Carol Walker	President
LaToya Phillips	Vice President
Trina Johnson	Secretary
Alfredo Garza	Assistant Vice President
Corey Gurney	Assistant Secretary

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

Also attending the meeting were John Howell and Alyssa Peruchini of The GMS Group, LLC ("GMS"); Justin Bruno of KGA/DeForest LLC; Marco Montes and Kasey Winter of EHRA Engineering ("EHRA"); Kristy Schoonover of Tax Tech, Inc.; Sarah Valladares of Stormwater Solutions, LLC ("SWS"); Albert Ramirez of Lake Management Services, LP ("LMS"); Brandon West of Touchstone District Services ("Touchstone"); Greg Dubiel of Municipal Operations & Consulting, Inc. ("MOC"); Veronica Hernandez of McLennan & Associates, L.P.; Justin Wagner of Woodmere Development Co., Ltd.; and Greer Pagan and Aidé Meza of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENT

The Board offered any members of the public attending the meeting the opportunity to make a public comment. Director Walker distributed information regarding upcoming industry conferences to the Board for consideration by any Directors interested in attending. There being no additional members of the public requesting to make a public comment, the Board moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the July 23, 2026, meeting. Following review and discussion, Director Walker moved to approve the minutes, as presented. Director Garza seconded the motion, which passed unanimously.

SECURITY MATTERS

The Board reviewed a copy of the security report, a copy of which is attached. The Board discussed security matters in the District. The Board reviewed proposals from the Fort Bend County Constable's Office ("FBCCO"), Precinct No. 4, for renewal of the District's law enforcement services, including proposals for: (1) three deputies, in the amount of \$467,240.00; (2) four deputies, in the amount of \$622,140.00; (3) three deputies, including one sergeant, in the amount of \$494,010.00; and (4) four deputies, including one sergeant, in the amount of \$648,910.00. Copies of the proposals are attached. Discussion ensued regarding the proposed levels of service. Following review and discussion, Director Walker moved to: (1) approve the security report, as presented; and (2) approve the proposal from FBCCO, Precinct No. 4, for four deputies, in the amount of \$622,140.00, and authorize renewal of the Interlocal Agreement for law enforcement services based on the approved proposal, as discussed. Director Johnson seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Hernandez presented and reviewed the bookkeeper's report and invoices for the Board's review. A copy of the bookkeeper's report, including a list of checks presented for approval, is attached.

The Board considered a request from Director Johnson for reimbursement of expenses incurred for the purchase of a computer, printer, ink, and office supplies for use in connection with her duties as a Director, in the total amount of \$1,561.27. Discussion ensued.

Ms. Hernandez reported on additional check no. 2752 in the amount of \$5,000.00, for an arbitrage rebate report expense and check no. 2753 in the amount of \$1,561.27, for the reimbursement request from Director Johnson.

Following review and discussion, Director Walker moved to: (1) approve Director Johnson's request for reimbursement in the amount of \$1,561.27, as discussed; and (2) approve the bookkeeper's report and payment of the invoices and additional checks nos. 2752 and 2753, as presented. Director Garza seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Schoonover presented the tax assessor/collector's report and invoices for the Board's review. A copy of the tax assessor/collector's report, including a list of checks presented for approval, is attached. She reported that 99.14% of the 2025 taxes have been collected as of July 31, 2026. Following review and discussion, Director Johnson

moved to approve the tax assessor/collector's report and payment of the invoices, as presented. Director Garza seconded the motion, which passed unanimously.

DISCUSS 2026 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

Mr. Howell presented and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2026 water, sewer, and drainage debt service tax rate of \$1.24 per \$100 of assessed valuation by GMS. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate. Mr. Pagan discussed the two-step process for setting the District's tax rate. Following review and discussion, Director Walker moved to (1) set the public hearing date for 11:00 a.m., on September 24, 2026; and (2) authorize the tax assessor/collector to publish notice in the Fort Bend Herald of the District's meeting on September 24, 2026, to consider the proposed 2026 total tax rate of \$1.24 per \$100 of assessed valuation, with \$0.78 allocated for debt service on water, sewer, and drainage bonds, and \$0.46 allocated for operations and maintenance. Director Garza seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Montes presented the engineer's report, a copy of which is attached.

Mr. Montes updated the Board regarding the wastewater treatment plant ("WWTP") expansion project and requested authorization to begin design of the project.

Mr. Montes reported that the design of Briarwood Crossing, Sections 19 and 20, is complete.

Mr. Montes updated the Board regarding the status of Briarwood Crossing, Section 18 and Courageous Trail Street Extension, Phase 1 Underground Utilities, noting the project is in the one-year maintenance period.

Mr. Montes updated the Board regarding the status of Briarwood Crossing, Section 21, noting that a paving bid has been received and that the water, sewer, and drainage facilities will be rebid.

Mr. Montes updated the Board regarding the status of Courageous Trail Street Extension, Phase 1 Paving Facilities, noting the project is in the one-year maintenance period.

Mr. Montes updated the Board regarding pond maintenance and repair and the WWTP discharge permit renewal.

Following review and discussion, Director Walker moved to: (1) authorize EHRA

to begin design of the WWTP expansion project; and (2) approve the engineer's report, as presented. Director Johnson seconded the motion, which passed unanimously.

LANDSCAPE ARCHITECT'S REPORT

Mr. Bruno reviewed the landscape architect's report, a copy of which is attached.

Mr. Bruno updated the Board regarding the Briarwood Crossing Courageous Trail Landscape Improvements, noting that electrical meter installations are being coordinated, site furniture has been installed, and irrigation installation is underway at the Band Road landscape reserves. He reported that planting and hydromulch will proceed once power is available.

Mr. Bruno updated the Board regarding the Briarwood Crossing Phase 2, Section 18 Landscape Improvements, noting that the contractor is addressing the remaining punch list items, and that the project is in the final month of the maintenance period. He reported that, upon completion of the punch list items and satisfactory inspection of the site, the project is anticipated to be turned over on September 21, 2026.

Mr. Bruno reported that the Briarwood Crossing Phase 2, Section 21 Monument and Fencing Improvements and Landscape Improvements remain in the design development phase.

Following review and discussion, the Board concurred unanimously to approve the landscape architect's report, as presented.

MAINTENANCE OF DETENTION AND AMENITY PONDS

The Board reviewed a report from LMS regarding maintenance of the Fairpark Village and Briarwood Crossing detention and amenity ponds, a copy of which is attached. Mr. Ramirez reported on maintenance of the fountains and ponds, including the reinstallation of the Lake 1 fountain at Briarwood Crossing. He reported that the Lake 2 fountain was turned off due to low water levels and that treatment was performed for submerged algae in Lakes 1 and 3 and primrose in Lake 2. Following review and discussion, the Board concurred unanimously to accept the report from LMS, as presented.

DISCUSS DISTRICT SIGNAGE RELATING TO DETENTION FACILITY RULES AND REGULATIONS AND AUTHORIZE APPROPRIATE ACTION

The Board discussed signage relating to rules for the District's detention facilities and discussed proposals from LMS and SWS for replacement of the existing signs. Director Walker discussed redesigning the signs for the Fairpark Village subdivision to provide a more aesthetically pleasing appearance. The Board discussed concerns regarding fishing at the detention ponds, including the potential for debris to be left

behind, and discussed coordinating with the Fairpark Village Homeowners Association regarding the proposed signage and sharing the associated costs. Following review and discussion, the Board concurred unanimously to defer action on the signs, pending receipt of revised renderings for the Board's review and consideration.

DISCUSS IMPLEMENTATION OF OUT-OF-DISTRICT CAPITAL IMPACT FEES AND AUTHORIZE APPROPRIATE ACTION

Director Garza discussed the potential implementation of capital impact fees for out-of-District developments utilizing District facilities. Discussion ensued regarding establishing an upfront capital impact fee based on the proportionate share of District facility capacity utilized by an out-of-District development and the potential use of such fees to offset capital costs associated with providing service to such developments. Following discussion, there was no action on this matter.

OPERATION OF DISTRICT FACILITIES

Mr. Dubiel presented the monthly operations report and reported on repairs and maintenance of the District's facilities. A copy of the operations report is attached. Mr. Dubiel reported that the District's water accountability for the reporting period was 93% and that the WWTP is operating at approximately 60% of its permitted capacity. Mr. Dubiel requested two uncollectible accounts, in the total amount of \$360.91, be submitted to collections.

Mr. Dubiel discussed changes in the District's water quality during the previous month resulting from a water line leak. He reported that subsequent water quality testing was conducted and the results were satisfactory. The Board discussed providing timely notice to affected residents regarding similar incidents in the future. Director Walker requested that MOC distribute emergency notifications to residents, as appropriate.

Following review and discussion, Director Walker moved to: (1) authorize MOC to submit two uncollectible accounts in the total amount of \$360.91, to collections; (2) authorize MOC to distribute emergency notifications to residents in affected communities regarding future water quality or service-related incidents, as appropriate; and (3) approve the operator's report, as presented. Director Garza seconded the motion, which passed unanimously.

TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS

The Board conducted a hearing on termination of utility service. Mr. Dubiel informed the Board that the customers included on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to this meeting of the opportunity to

appear before the Board to explain, contest, or correct their utility service bill and to show reason for nonpayment. Following review and discussion, Director Walker moved to terminate utility service to all customers included on the termination list in accordance with the District's Rate Order if their utility bills are not paid because said customers were neither present at the meeting nor had presented any written statement on the matter and direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Garza seconded the motion, which passed unanimously.

AMEND RATE ORDER

There was no discussion on this agenda item.

REPORT FROM SWS

Ms. Valladares reviewed a report from SWS, a copy of which is attached. Following review and discussion, Director Walker moved to approve the SWS report, as presented. Director Gurney seconded the motion, which passed unanimously.

TOUCHSTONE DISTRICT SERVICES

Mr. West presented and reviewed a report from Touchstone on the District's website, a copy of which is attached. Following review and discussion, the Board concurred unanimously to approve the report on the District's website, as presented.

DEVELOPER'S REPORT

Mr. Wagner discussed home sales and development in the District. Following discussion, there was no action on this matter.

GARBAGE AND RECYCLING MATTERS

There was no discussion on this agenda item.

ADOPT RESOLUTION ADOPTING A POLICY ESTABLISHING THE DUTIES, RESPONSIBILITIES AND AUTHORITY OF THE BOARD OF DIRECTORS FOR THE DISTRICT

Director Walker presented and reviewed a Resolution Adopting a Policy Establishing The Duties, Responsibilities, and Authority of the Board of Directors for Fort Bend County Municipal Utility District No. 5 (the "Resolution"). Following review and discussion, Director Walker moved to adopt the Resolution, as presented, and direct that it be filed appropriately and retained in the District's official records. Director Johnson seconded the motion, which passed unanimously.

DISCUSS NATIONAL NIGHT OUT

The Board discussed the National Night Out event to be held on Tuesday, October 6, 2026, and the District's participation in the event. Discussion ensued regarding the location of the event and a budget of \$2,000.00 for each of the District's two communities. Director Walker stated that she plans to attend and encouraged the other Directors to attend. Following discussion, the Board concurred unanimously to authorize the District's participation in National Night Out and approve a budget of \$2,000.00 for each community, for a total amount not to exceed \$4,000.00.

MEETING SCHEDULE

The Board concurred to conduct the next regular meeting on Thursday, September 24, 2026, at 11:00 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>
Security report	2
FBCCO proposals.....	2
Bookkeeper's report.....	2
Tax assessor/collector's report	2
Tax rate analysis.....	3
Engineer's report.....	3
Landscape architect's report.....	4
LMS field report	4
Operations report.....	5
SWS report	6
Website report	6