

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 5

April 24, 2025

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 24th day of April, 2025, 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:

Nancy E. Hedrick	President
John Metzger	Vice President
Bobby J. Adams	Secretary
LaToya Phillips	Assistant Vice President
Carol Walker	Assistant Secretary

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

Also attending the meeting were Barry Hards of Texas Groundworks Management, Inc. ("TGM"); Kristy Hebert of Tax Tech, Inc.; Trevor Konopka of Robert W. Baird & Co. Incorporated ("Baird"); Sarah Valladeres of Stormwater Solutions, LLC ("SWS"); Brandon West of Touchstone District Services ("Touchstone"); Greg Dubiel of Municipal Operations & Consulting, Inc. ("MOC"); Veronica Hernandez of McLennan & Associates, L.P.; Angel Ruvalcaba of KGA/DeForest LLC; Enrique Sanchez of R. G. Miller Engineers, Inc. ("RGM"); Justin Wagner and Andrew Rue of Woodmere Development Co., Ltd. ("Woodmere"); and Greer Pagan, Savannah Melton, and Holly Huston of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENT

The Board offered any members of the public attending the meeting the opportunity to make public comment.

Mr. Hards introduced himself to the District and provided an overview of the services provided by TGM.

There being no additional members of the public requesting to make public comment, the Board moved to the next agenda item.

SECURITY MATTERS

The Board reviewed a copy of the security report, a copy of which is attached.

MINUTES

The Board considered approving the minutes of the March 27, 2025, regular meeting. After review and discussion, Director Hedrick moved to approve the minutes. Director Metzger seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Hernandez presented 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. She requested Board approval of check nos. 2209 and 2210 payable to Brown & Brown Insurance Services ("BBI") for the District's insurance policies. Following review and discussion, Director Walker moved to approve the bookkeeper's report, and payment of the invoices, including the additional checks as requested. Director Metzger seconded the motion, which was approved by unanimous vote.

RENEWAL OF DISTRICT'S INSURANCE POLICIES

The Board considered a renewal proposal from BBI for the District's insurance policies due to expire May 23, 2025. Following review and discussion, Director Metzger moved to approve the renewal proposal in the amount of \$42,455. Director Hedrick seconded the motion, which was approved by unanimous vote.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Hebert presented the tax assessor/collector's reports and invoices for the Board's review. A copy of the tax assessor/collector's reports, including a list of checks presented for approval, is attached. She reported that 97.67% of the 2024 taxes had been collected as of March 31, 2025. Ms. Hebert reported the District's 2025 preliminary value is approximately \$523,009,000. After review and discussion, Director Metzger moved to approve the tax assessor/collector's reports and payment of the invoices. Director Hedrick seconded the motion, which passed unanimously.

ENGINEERING MATTERS

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

Mr. Sanchez stated design is underway for the following projects: (1) Briarwood Crossing, Section 19; (2) Briarwood Crossing, Section 20; (3) Briarwood Crossing, Section 21; and (4) Regional Permanent Wastewater Treatment Plant, Phase 1.

Mr. Sanchez updated the Board regarding the construction of Brentwood Offsite FM & Water Line.

Mr. Sanchez updated the Board regarding the status of construction of Briarwood Crossing Detention 5 (A-C). He reviewed and recommended approval of Pay Application No. 8 in the amount of \$190,924.58 payable to Northtex Construction, LLC ("Northtex") and final acceptance of the contract.

Mr. Sanchez updated the Board regarding the status of construction of water, sewer, and drainage facilities to serve Briarwood Crossing, Section 13.

Mr. Sanchez updated the Board on the status of construction of water, sewer, and drainage facilities to serve Briarwood Crossing, Section 17.

Mr. Sanchez updated the Board regarding the status of water, sewer, and drainage facilities to serve Briarwood Crossing, Section 18 and Courageous Trail Street Extension, Phase 1.

Mr. Sanchez updated the Board regarding the status of paving facilities to serve Courageous Trail Street Extension, Phase 1. He stated that bids were received and recommended that the Board award the contract to Beyer Construction, LLC ("Beyer") in the amount of \$2,319,418.60. The Board concurred that, in its judgment, Beyer was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

Mr. Sanchez updated the Board regarding the status of Bond Application No. 14.

Following review and discussion, Director Phillips moved to (1) approve the Engineer's Report as presented; (2) approve Pay Application No. 8 and Final in the amount of \$190,924.58 payable to Northtex for the construction of Briarwood Crossing Detention 5 (A-C) and final acceptance of the contract; and (3) award the contract for construction of paving facilities to serve Courageous Trail Street Extension, Phase 1 to Beyer in the amount of \$2,319,418.60, based upon the engineer's recommendation and receipt of the payment and performance bonds and the certificate(s) of insurance and endorsements, if any, provided by the contractor. Director Hedrick seconded the motion, which passed by unanimous vote.

LANDSCAPE ARCHITECT'S REPORT

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

Mr. Ruvalcaba updated the Board regarding the status of design for Briarwood Crossing Courageous Trail Landscape Improvements.

Mr. Ruvalcaba updated the Board regarding the status of design for Briarwood Crossing Phase 2, Section 18.

Mr. Ruvalcaba updated the Board regarding the construction of Briarwood Crossing Phase 2, Section 13 Landscaping Improvements. He reviewed and recommended approval of Pay Application No. 4 in the amount of \$1,523.01 payable to Triple E.

Mr. Ruvalcaba updated the Board regarding the construction of Briarwood Crossing Phase 2, Section 17 Landscaping Improvements. He reviewed and recommended approval of Pay Application No. 1 in the amount of \$20,226.37 payable to HLU Services.

Mr. Ruvalcaba updated the Board regarding the construction of Briarwood Crossing Section 17 Fencing Improvements.

Following review and discussion, and based upon the landscape architect's recommendation, Director Metzger moved to (1) approve the landscape architects' report as presented; (2) approve Pay Application No. 4 in the amount of \$1,523.01 payable to Triple E for the construction of Briarwood Crossing Phase 2, Section 13 Landscaping Improvements; and (3) approve Pay Application No. 1 in the amount of \$20,226.37 payable to HLU Services for the construction of Briarwood Crossing Phase 2, Section 17 Landscaping Improvements. Director Walker seconded the motion, which passed by a unanimous vote.

MAINTENANCE OF DETENTION AND AMENITY PONDS

There was no discussion on this agenda item.

OPERATION OF DISTRICT FACILITIES

Mr. Dubiel presented the monthly operator's report and reported on repairs and maintenance of the District's facilities. He requested authorization to submit two accounts to collections in the amount of \$301.68. A copy of the operator's report is attached. Following review and discussion, Director Metzger moved to (1) approve the operator's report; and (2) authorize submittal of two accounts to collections in the amount of \$301.68. Director Hedrick seconded the motion, which was passed by a unanimous vote.

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. After review and discussion, Director Metzger 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 Hedrick seconded the motion, which was approved by unanimous vote.

CONDUCT ANNUAL REVIEW AND RECEIVE REPORT FROM OPERATOR ON IDENTITY THEFT PREVENTION PROGRAM

The Board reviewed an annual report on the District's Identity Theft Prevention Program. Mr. Dubiel stated that the report indicates there were no significant incidents of identity theft detection. He recommended continued implementation of the program without changes and the Board concurred. No action was necessary.

REPORT FROM STORM WATER SOLUTIONS

Ms. Valladares reviewed a report from Storm Water Solutions, a copy of which is attached. She presented and reviewed a proposal in the amount of \$7,000.00 to conduct erosion repairs to the Briarwood Crossing Basin 4. Following review and discussion, Director Metzger moved to (1) approve the Storm Water Solutions report; and (2) approve the proposal as presented. Director Walker seconded the motion, which passed by a unanimous vote.

TOUCHSTONE DISTRICT SERVICES

Mr. West presented and reviewed a report on the District's website, a copy of which is attached.

DEVELOPER'S REPORT

Mr. Wagner updated the Board on home sales and development in the District.

GARBAGE AND RECYCLING MATTERS

The Board discussed the Residential Solid Waste Collection Contract with Green for Life for garbage collection and recycling services. No action was taken at this time.

MEETING SCHEDULE

The Board concurred to conduct the next regular meeting on May 22, 2025, at 11:00 a.m., and a special meeting on May 13, 2025, or May 14, 2025, to canvas the 2025 Bond Election.




Secretary, Board of Directors

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