

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 5

February 26, 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 26th day of February, 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:

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 Directors Hedrick and Adams, thus constituting a quorum.

Also attending the meeting were Marco Montes of EHRA Engineering ("EHRA"); Captain C. Hansen of the Fort Bend County Constable; Kristy Schoonover of Tax Tech, Inc.; David Wood 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"); Albert Ramirez of Lake Management Systems; Veronica Hernandez of McLennan & Associates, L.P.; Justin Wagner of Woodmere Development Co., Ltd. ("Woodmere"); and Greer Pagan and Rachel Wooten of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENT

The Board offered any members of the public attending the meeting the opportunity to make public comment. There being no additional members of the public requesting to make public comment, the Board moved to the next agenda item.

MINUTES

The Board considered approving the minutes of January 29, 2026, regular meeting. After review and discussion, Director Metzger moved to approve the minutes, as presented. Director Walker seconded the motion, which passed unanimously.

SECURITY MATTERS

The Board reviewed a copy of the security report, a copy of which is attached. Captain Hansen responded to questions from the Board.

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.

The Board discussed the Association of Water Board Directors winter conference. The Board then considered authorizing attendance at the summer conference. Discussion ensued.

Following review and discussion, Director Walker moved to (1) approve the bookkeeper's report, and payment of the invoices; and (2) approve reimbursement of all eligible expenses for Directors who attended the winter conference, which the bookkeeper confirmed were submitted in accordance with the District's guidelines, and to authorize attendance of any interested Directors at the summer conference. Director Metzger seconded the motion, which was approved by unanimous vote.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Schoonover 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 87.71% of the 2025 taxes had been collected as of January 31, 2026. After review and discussion, Director Metzger moved to approve the tax assessor/collector's reports and payment of the invoices. Director Walker seconded the motion, which passed unanimously.

RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

The Board next reviewed a Resolution Concerning Exemptions from Taxation. Mr. Pagan reviewed the optional exemptions, including a general residential homestead exemption and an exemption for disabled persons or persons over 65 years of age. Following review and discussion, Director Metzger moved to adopt a Resolution Concerning Exemptions from Taxation which provides for an exemption from ad valorem taxation of \$25,000 of the appraised value of residence homesteads of individuals who are disabled or are 65 years of age or older, and rejects the general residence homestead, and direct that the resolution be filed appropriately and retained in the District's official records. Director Walker seconded the motion, which was approved by unanimous vote.

ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2026 TAX YEAR

Mr. Pagan discussed to the "truth-in-taxation" property tax calculations and tax levy process for water districts in Chapter 49, Texas Water Code. He stated that there are three main categories for water districts, based on a district's development status and/or tax rate. Mr. Pagan 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 Developing District for the 2026 tax year. Following review and discussion, Director Metzger moved to adopt a Resolution Regarding Development Status for 2026 Tax Year establishing the District as a Developing District for the 2026 tax year, pursuant to Section 49.23603, Texas Water Code, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Walker seconded the motion, which passed unanimously.

RESOLUTION AUTHORIZING APPLICATION TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY ("TCEQ") FOR USE OF SURPLUS FUNDS

Mr. Montes updated the Board on the preparation of the application to the TCEQ for the use of Surplus Funds. The Board reviewed a Resolution Authorizing Application to the TCEQ for Use of Surplus Funds. After review and discussion, Director Metzger moved to adopt the Resolution Authorizing Application to the TCEQ for Use of Surplus Funds and direct that the Resolution be filed appropriately and retained in the District's official records. Director Walker seconded the motion, which passed unanimously.

ENGINEERING MATTERS

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

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

Mr. Montes updated the Board regarding the status of water, sewer, and drainage facilities to serve Briarwood Crossing, Section 21.

Mr. Montes 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. Montes updated the Board regarding the status of paving facilities to serve Briarwood Crossing, Section 18 and Courageous Trail Street Extension, Phase 1.

Mr. Montes updated the Board regarding the status of water, sewer, and drainage facilities to serve Briarwood Crossing, Section 21.

Mr. Montes updated the Board regarding the status of paving facilities to serve Courageous Trail Street Extension, Phase 1 Paving Facilities.

Following review and discussion, Director Metzger moved to approve the Engineer's Report as presented. Director Walker seconded the motion, which passed by unanimous vote.

LANDSCAPE ARCHITECT'S REPORT

There was discussion on this agenda item.

INTERLOCAL AGREEMENT WITH LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT ("LCISD")

Discussion ensued regarding the Interlocal Agreement with LCISD.

COST SHARING AGREEMENT WITH BRIARWOOD CROSSING HOMEOWNERS ASSOCIATION ("HOA")

Discussion ensued regarding the Cost Sharing Agreement with the HOA.

MAINTENANCE OF DETENTION AND AMENITY PONDS

Mr. Ramirez updated the Board on the maintenance of the detention and amenity ponds.

OPERATION OF DISTRICT FACILITIES

Mr. Dubiel presented the monthly operator's report and reported on repairs and maintenance of the District's facilities. A copy of the operator's report is attached.

Mr. Dubiel requested one uncollectible account in the amount of \$142.95 be sent to collections.

Following review and discussion, Director Metzger moved to (1) approve the operator's report; and (2) authorize MOC to submit one uncollectible account in the amount of \$142.95 to collections. Director Walker 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 Walker seconded the motion, which was approved by unanimous vote.

REPORT FROM SWS

Ms. Valladeres reviewed a report from SWS, a copy of which is attached.

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

There was no discussion on this agenda item.

2026 DIRECTORS ELECTION

Mr. Pagan discussed procedures related to the 2026 Directors Election. He presented a Certificate Declaring Unopposed Status of Candidates for Election to the Board of Directors executed by the Board Secretary stating that the District received two candidate applications for the three director positions with zero applications withdrawn for the May 2, 2026, Directors Election.

Mr. Pagan presented an Order Cancelling Election and Declaring Unopposed Candidates Elected to Office ("Order Cancelling") stating that the May 2, 2026, Directors Election is cancelled and that the unopposed candidates, Trina Johnson and Corey Gurney, are declared elected to office to serve from the May 2, 2026, election until the May 4, 2030, Directors Election. He reviewed the posting requirements for the Order Cancelling.

Mr. Pagan discussed that the Board had approved entering into a contract with Fort Bend County (the "County") to administer the District's 2026 Directors Election.

Following review and discussion, Director Metzger moved to (1) accept the Certificate Declaring Unopposed Status of Candidates for Election to the Board of Directors and direct that the Certificate be filed appropriately and retained in the District's official records; (2) adopt the Order Cancelling, authorize the Secretary's agent to post the Order Cancelling, as required, and direct that the Order Cancelling be filed appropriately and retained in the District's official records; and (3) cancel the contract

with the County for election services for the May 2, 2026 Directors Election. Director Walker seconded the motion, which passed unanimously.

MEETING SCHEDULE

The Board concurred to conduct the next regular meeting on March 26, 2026, at 11:00 a.m.

/s/ Bobby J. Adams _____
Secretary, Board of Directors



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