

MINUTES  
FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 10

May 26, 2022

The Board of Directors (the "Board") of Fort Bend County Levee Improvement District No. 10 (the "District"), met in regular session, open to the public, on the 26th day of May, 2022, at Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, 24th Floor, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Don Burns	President
Johnny J. Cantu	Vice President/ Assistant Secretary
Rodney Vannerson	Secretary

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

Also attending the meeting were Guillermo Salcedo of the City of Sugar Land ("COSL"); Mary Ann Mihills of Municipal Accounts & Consulting, LP; Michael Murr of Park Rangers; Kelly Jurecek of Tax Tech, Inc.; Craig Kalkomey and Jacob Clark of LJA Engineering, Inc. ("LJA"); Albert Ramirez of Lake Management Services, LP; Jeff Perry of Levee Management Services, LLC ("LMS"); Zach Rosen of Resource Environmental Solutions, LLC; and Angie Lutz and Shammara Polk of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Director Burns offered any members of the public attending the meeting the opportunity to make public comment, and Mr. Rosen introduced himself to the Board. There being no additional members of the public wishing to address the Board, Director Burns moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the November 12, 2021, special meeting, November 17, 2021, special meeting, and the April 28, 2022, regular meeting, as presented. Following review and discussion, Director Vannerson moved to approve the minutes, as presented. Director Burns seconded the motion, which passed unanimously.

PHASE II MS4 STORMWATER MANAGEMENT PLAN IMPLEMENTATION

There was no discussion regarding this matter.

CITY OF SUGAR LAND MATTERS

Mr. Salcedo reported on the status of the COSL "hog taskforce."

The Board discussed the vandalism of a monument at the Park at the Levee and concerns of unsanitary conditions at District parks and splash pads. Mr. Salcedo advised he would coordinate with the COSL to investigate the matter further.

Discussion ensued regarding the conduit that is separated on the ground near the electrical box by the Frisbee Course.

#### LAKE MANAGEMENT SERVICES

Mr. Ramirez reviewed a lake maintenance report with the Board and discussed lake maintenance and repairs performed in the District. A copy of the lake maintenance report is attached.

Mr. Ramirez reviewed a proposal in the amount of \$703.89 to repair the lake 4 fountain. He stated the repairs are complete. He also reported on the faulty sub monitor device at the lake 1 well. Mr. Ramirez reviewed a proposal in the amount of \$2,685 to replace the controller with an up-to-date model, which includes the repair to the electrical box on the well head.

Mr. Ramirez discussed the conduit that is separated on the ground near the electrical box by the Frisbee Course with the Board. He stated it appears the District does not utilize the conduit and most likely can be eliminated. The Board directed Mr. Ramirez to coordinate with Ed Barnett of the Riverpark Property Owners Association to have an electrician investigate the matter further.

Following review and discussion, Director Vannerson moved to (1) approve the lake maintenance report; (2) ratify approval of the lake 4 fountain proposal; and (3) approve the proposal in an amount not to exceed \$2,685 to replace the controller with an up-to-date model, which includes the repair to the electrical box on the well head. Director Burns seconded the motion, which passed unanimously.

#### TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR THE ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") AND NATIONAL ASSOCIATION OF FLOOD AND STORMWATER MANAGEMENT AGENCIES ("NAFSMA") SUMMER CONFERENCES

Ms. Lutz discussed the District's Travel Reimbursement Guidelines and director expenses for the upcoming AWBD and NAFSMA summer conferences, collectively (the "Conferences"). Following review and discussion, Director Vannerson moved to authorize reimbursement to any directors attending the Conferences for up to four per diems, three nights of hotel, and six meals during the conference. Director Burns seconded the motion, which passed unanimously.

The Board then considered changing their next regular meeting date to accommodate those attending AWBD. Discussion ensued and the Board concurred to hold their next regular meeting on June 29, 2022.

## FINANCIAL AND BOOKKEEPING MATTERS

Ms. Mihills reviewed the bookkeeper's report, including the checks presented for payment as listed in the report, a copy of which is attached.

The Board discussed the fees associated with the membership for the Fort Bend Flood Management Committee ("FBFMC"). Discussion ensued regarding the 2022 preliminary value in the amount of \$950,181,313, which was reported on the FBFMC advocacy budget spreadsheet. Ms. Jurecek advised that the 2022 preliminary value for the District is \$573,960,530. The Board directed ABHR to coordinate with Jeffrey Wiley of the Greater Fort Bend Economic Development Council regarding the discrepancy and concurred to continue with a full membership, subject to final review of the revised invoice.

Following review and discussion, Director Vannerson moved to (1) approve the bookkeeper's report, including the payment of the bills listed in the report; and (2) authorize the payment for a full membership for the FBFMC, subject to final review of the revised invoice. Director Burns seconded the motion, which passed unanimously.

## TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Jurecek reviewed the monthly tax assessor/collector's report, including the tax bills presented for payment. A copy of the tax assessor/collector's report is attached. She reported that 97.87% of the District's 2021 taxes have been collected to date.

Following review and discussion, Director Vannerson moved to approve the tax report and the checks presented for payment. Director Burns seconded the motion, which passed unanimously.

## ENGINEER'S REPORT

Mr. Kalkomey reviewed the engineer's report, a copy of which is attached.

Mr. Kalkomey provided an update regarding the construction of the Pump Station Site Access Improvements and Sluice Gates Installation. He reviewed and recommended approval of Pay Estimate Nos. 2 and 4 and Final in the amounts of \$60,210 and of \$22,110, respectively, payable to Rodney Hunt, Inc. and Jerdon Enterprises ("Jerdon").

Mr. Kalkomey provided an update regarding Brazos River erosion matters.

Mr. Kalkomey advised the Emergency Action Plan has been updated with the new sluice gates.

Mr. Kalkomey provided an update on the District's capital improvement plan.

Mr. Clark provided an update regarding the Frisbee Course (the "Course"). He stated the Board met on May 13, 2022, to discuss the design of the Course with consultant,

Chris Vandagriff of Gorilla Disc Golf. He stated during the walk through there were modifications that were discussed, which are currently being addressed. Discussion ensued regarding the commercial property owners review of the parking and amenity easement (the "Easement") at the trailhead/parking area. Director Vannerson advised he would contact the commercial property owner regarding acceptance of the Easement.

Mr. Clark provided an update regarding the Park at the Levee (Enclave). He stated LJA is working with the Access Service Team ("Access") to finalize bid set plans.

Mr. Clark provided an update regarding the Overlook Trail Extension. He stated LJA is working with Access to finalize bid set plans.

The Board discussed the funding of park projects that have exceeded projected costs. The Board directed Mr. Clark, Mr. Murr, and Ms. Mihills to review the budget and list of projects and utilize funds for projects that will not be done to cover overages of cost on projects that are currently being worked.

Following review and discussion, Director Burns moved to (1) approve the engineering report; and (2) approve Pay Estimate Nos. 2 and 4 and Final in the amounts of \$60,210 and \$22,110, respectively, payable to Rodney Hunt, Inc. and Jerdon. Director Vannerson seconded the motion, which passed unanimously.

#### OPERATION OF DISTRICT FACILITIES

Mr. Perry reviewed the operations report and updated the Board regarding the repairs and maintenance performed since the last meeting, a copy of which is attached.

Mr. Perry reviewed and presented a proposal for the installation of additional hog fencing, which included two options. He stated that the first option is for a total cost of \$2,780 for additional hog fencing, and the second option is for a total cost of \$26,000 for the installation of concrete barricades. Discussion ensued and the Board concurred to move forward with the first option for a total cost of \$2,780 for additional hog fencing.

Mr. Perry reviewed an amended base fee rate schedule for LMS with the Board, which was previously presented at the March 24, 2022, Board meeting.

Following review and discussion, Director Burns moved to (1) approve the operations report; (2) approve the proposal in an amount not to exceed \$2,780 for additional hog fencing; and (3) approve the amended base fee rate schedule. Director Vannerson seconded the motion, which passed unanimously.

#### PARK AND RECREATIONAL FACILITIES

Mr. Murr reviewed the park maintenance report, a copy of which is attached, and updated the Board regarding the maintenance of park and recreational facilities in the District.



Mr. Murr updated the Board regarding the lighting project at Magnolia Park. He requested the Board authorize design, approve plans and specifications, and authorize the advertisement for bids for this project.

Mr. Murr updated the Board on the replacement of trees along the Grand Parkway and advised over 45 trees have been planted thus far.

Mr. Murr updated the Board on the installation of irrigation bubblers within the District. He stated Houston Landscapes Unlimited, Inc. will begin this project next week.

Mr. Murr updated the Board on the pruning of 180 to 200 trees on both sides of River Park Drive. He stated this project will begin next week.

Mr. Murr updated the Board on the tube separation on a slide at the recreation center. He stated the part has arrived and will be installed. He further advised that another piece of the slide has cracked and that he is waiting to hear back from the manufacturer about replacing the slide under the warranty.

Mr. Murr informed the Board that additional benches have been ordered as discussed at the May 10, 2022, special meeting.

Mr. Murr updated the board on the removal and stump grinding of 54 trees in the District. He stated this project is complete.

Following review and discussion, Director Vannerson moved to (1) approve the park maintenance report; and (2) authorize the design, approve plans and specifications, and authorize the advertisement for bids for the lighting project at Magnolia Park. Director Burns seconded the motion, which passed unanimously.

#### PERIMETER LEVEE MATTERS

Director Burns discussed the National Flood Insurance Program Reauthorization Act of 2022, Section 209 provision (the "Provision") and the communication sent to Congressman Al Green to work with the House Financial Services Committee to strike the Provision.

#### REPORTS FROM DIRECTOR AND/OR DISTRICT CONSULTANTS

There was no discussion on this agenda item.

#### DISTRICT WEBSITE MATTERS

The Board discussed the creation of the District's emergency flier.

EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE

The Board convened into executive session at 12:30 p.m. pursuant to section 551.071, Texas Government Code. ABHR was present.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION

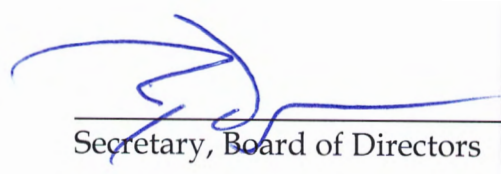
The Board reconvened in open session at 12:43 p.m.

The Board concurred to hold the next regular meeting on June 29, 2022, and the next parks meeting on June 10, 2022.

There being no other business to come before the Board, the meeting was adjourned.

(SEAL)



  
Secretary, Board of Directors

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