

MINUTES
FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 10

July 28, 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 28th day of July, 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 Vannerson, thus constituting a quorum.

Also attending the meeting were Mary Ann Mihills of Municipal Accounts & Consulting, LP; Michael Murr of Park Rangers; Kelley Jurecek of Tax Tech, Inc.; Jacob Clark and Michael Rusk of LJA Engineering, Inc ("LJA"); Albert Ramirez of Lake Management Services, LP; Jeff Perry of Levee Management Services, LLC ("LMS"); Chip Sutton and Karina Andrade of Linebarger Goggan Blair & Sampson LLP; Nik Raha of City of Sugar Land ("COSL"); and Nellie Connally and Shammara Polk of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENTS

Director Burns offered any members of the public attending the meeting the opportunity to make public comment. There being no 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 June 10, 2022, special meeting, the June 29, 2022, regular meeting, and the July 8, 2022, special meeting, as presented. Following review and discussion, Director Cantu 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. Raha introduced himself to the Board and provided an update on the concerns raised by Director Cantu regarding the installation of trash can lids to assist with keeping

animals from digging out the trash at night, and the water leak at the District's retention pond.

The Board discussed the lack of mowing at the Lift Station and at the Park at the Levee and directed Mr. Raha to coordinate with the COSL to have someone come out and mow the area. The Board further discussed the vandalization of a monument at the Park at the Levee and directed Mr. Raha to coordinate with the COSL to replace the missing plaque.

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.

The Board discussed the continued issues with the irrigation well. Mr. Ramirez stated he will be meeting with Alameda tomorrow, and he will contact Director Burns regarding authorization for any needed repairs.

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.

Ms. Mihills discussed check no. 2035 in the amount of \$995.00, payable to Access Service Team for the electrical work completed for the Overlook Trail Extension project.

Ms. Mihills presented and reviewed a Second Amended and Restated Agreement for Bookkeeping Services (the "Agreement"), which reflected a change in fee structure and an increase in certain fees.

Following review and discussion, Director Cantu moved to (1) approve the bookkeeper's report, including the payment of the bills listed in the report and the additional check presented; and (2) approve the Agreement and direct that it be filed appropriately and retained in the District's official records. 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 98.66% of the District's 2021 taxes have been collected to date.

Ms. Jurecek stated the 2022 certified value for the District is \$533,513,372.

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

REPORT FROM DELINQUENT TAX ATTORNEY

Mr. Sutton reviewed the delinquent tax report with the Board, a copy of which is attached. Discussion ensued, and Mr. Sutton addressed questions from the Board.

ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2022 TAX YEAR

The Board deferred action until the next Board meeting.

ENGINEER'S REPORT

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

Mr. Rusk provided an update regarding the construction of the Pump Station Site Access Improvements. He stated he had no pay estimates for the Board's approval at this time.

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

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

Mr. Clark provided an update regarding the Frisbee Course. He stated the layout adjustments that were requested by the Board at the June 10, 2022, special meeting are ongoing. Discussion ensued regarding the commercial property owners review and acceptance of the parking and amenity easement (the "Easement") at the trailhead/parking area. Mr. Clark stated in an effort to not delay the project, plans were updated to potentially move the trailhead location along Riverpark Drive and the updated plans have been submitted to the Board for review and comments. The Board also discussed the planting of vegetation and directed Mr. Clark to have PGS Landscaping, Inc. defer any planting until the fall.

Mr. Clark provided an update regarding the Park at the Levee (Enclave). He stated plans were submitted to the COSL for review and LJA is currently awaiting comments.

Mr. Clark provided an update regarding the Overlook Trail Extension. He stated plans were submitted to the COSL for review and LJA is currently awaiting comments.

Mr. Clark stated that at the next parks meeting, he will have an updated spreadsheet to compare the budget and list of projects and determine which projects to continue to work and which ones to postpone.

Mr. Rusk advised that the survey from CenterPoint was received today. He stated LJA will review the survey to ensure there are no issues and report back to the Board once the review is complete.

Following review and discussion, Director Burns moved to approve the engineering report. Director Cantu seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES

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

Mr. Perry updated the Board on the installation of additional hog fencing in the District. He stated the materials have been ordered and the hog wire is still on back order.

Mr. Perry stated that CDC Unlimited, LLC ("CDC") is requesting an increase of 15 percent for their mowing services, due to the influx of gas prices. He stated CDC has not requested an increase since 2011. The Board deferred action until the next Board meeting.

Following review and discussion, Director Cantu moved to approve the operations report. Director Burns 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 at Magnolia Park. He presented and reviewed a proposal from Access Service Team ("Access") for electrical work in an amount not to exceed \$3,200. Discussion ensued regarding if electrical plans need to be reviewed by the COSL and the Board requested Mr. Raha to investigate the matter further.

Mr. Murr updated the Board on the replacement of trees along the Grand Parkway. He stated this project is now complete and that LMS removed any remaining stumps.

Mr. Murr updated the Board on the pruning of trees within the District. He stated this project is now complete.

Mr. Murr updated the Board on the tube separation on a slide at the recreation center.

Mr. Murr informed the Board that three additional benches have been ordered and there is no estimated time of when they will arrive.

The Board discussed tree stumps that need to be ground near the Grand Parkway and directed Mr. Murr coordinate with Director Cantu for additional information.

Following review and discussion, Director Burns moved to (1) approve the park maintenance report; and (2) approve the proposal in an amount not to exceed \$3,200 for electrical work for the Lighting at Magnolia Park. Director Cantu seconded the motion, which passed unanimously.

PERIMETER LEVEE MATTERS

Director Burns reported on a hearing that took place between the Deputy Associate Administrator for the Federal Insurance & Mitigation Administration Resilience Program and various United States Senators, regarding the National Flood Insurance Program reform and Risk Rating 2.0 pricing methodology for premiums.

REPORTS FROM DIRECTOR AND/OR DISTRICT CONSULTANTS

There was no discussion on this agenda item.

DISTRICT WEBSITE MATTERS

There was no discussion on this agenda item.

EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE

The Board did not convene in executive session.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION

The Board did not convene in executive session.

The Board concurred to hold the next regular meeting on August 25, 2022, and the next parks meeting on August 18, 2022.

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

(SEAL)





Asst. Secretary, Board of Directors

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