

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 57

April 27, 2026

The Board of Directors (the "Board") of Fort Bend County Municipal Utility District No. 57 (the "District") met in regular session, open to the public, on the 27th day of April, 2026, at the Pine Mill Ranch Community Center, 28610 Pine Mill Ranch Drive, Katy, Texas, (intersection of Winding Point Lane and Pine Mill Ranch Drive), inside the boundaries of the District, and the roll was called of the members of the Board:

Bill Lyle	President
Randy Rodriguez	Vice President
Vacant	Treasurer
Gina Babineaux	Secretary
Freddy Calderon	Assistant Secretary

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

Also attending the meeting were Jyothi Vailaya, a member of the public; Vanessa Stalinsky of Myrtle Cruz, Inc. ("MCI"); Monica Garcia and Nikki Moore of Assessments of the Southwest, Inc. ("ASW"); Mirna Bonilla-Odums and Brad Jeffares of Inframark Water & Infrastructure Services ("Inframark"); William Saour and Blake Bassett of Benchmark Engineering Corporation ("Benchmark"); Angie Hartwell of First Environment Erosion Controls, Inc. ("First Environment"); Bill Glass of Enhanced Energy Services; and Adisa Harrington, Jakayla Canaday, and Holly Huston of Allen Boone Humphries Robinson, LLP ("ABHR").

PUBLIC COMMENTS

The Board offered any members of the public the opportunity to make public comments. There being no members of the public requesting to make a public comment, Ms. Harrington moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the March 23, 2026, regular meeting. After review and discussion, Director Lyle moved to approve the minutes of the March 23, 2026, regular meeting, as presented. The motion was seconded by Director Rodriguez and passed unanimously.

DIRECTORS MATTERS

APPOINT NEW DIRECTOR

The Board considered appointing Jyothi Vailaya to the vacant position on the Board. Following discussion, Director Calderon moved to appoint Jyothi Vailaya to the Board of Directors for a term ending May 6, 2028. Director Babineaux seconded the motion, which passed by a unanimous vote.

APPROVE SWORN STATEMENT, OFFICIAL BOND, AND OATH OF OFFICE

Ms. Harrington reviewed the Sworn Statement, Official Bond, and Oath of Office for Director Vailaya. After discussion, Director Calderon moved to approve the Sworn Statement, Official Bond, and Oath of Office for Director Vailaya and direct that the documents be filed appropriately and retained in the District’s official records, and that the Oath of Office be filed with the Secretary of State, as required by law. Director Babineaux seconded the motion, which carried unanimously.

REORGANIZE THE BOARD AND AUTHORIZE EXECUTION OF DISTRICT REGISTRATION FORM

The Board considered reorganizing the Board of Directors. Following discussion, Director Calderon moved to reorganize the Board as follows:

Bill Lyle	President
Randy Rodriguez	Vice President
Gina Babineaux	Secretary
Freddy Calderon	Assistant Secretary
Jyothi Vailaya	Assistant Vice President

Director Babineaux seconded the motion, which carried unanimously.

The Board then considered authorizing the execution and filing of an updated District Registration Form with the TCEQ, reflecting the term and office of the newly appointed director. Following review and discussion, Director Calderon moved to authorize execution and filing of the updated District Registration Form with the TCEQ and direct that the District Registration Form be filed appropriately and retained in the District’s official records. Director Babineaux seconded the motion, which carried unanimously.

OPEN MEETINGS ACT AND PUBLIC INFORMATION ACT TRAINING

Ms. Harrington reviewed a memorandum from ABHR regarding the Texas Open Meetings Act (TOMA") and Texas Public Information Act ("TPIA") requirements. She noted that Director Vailaya, as a public official, is required to complete the TOMA and TPIA training courses within 90 days of taking the Oath of Office.

CONFLICT OF INTEREST DISCLOSURE REQUIRED UNDER CHAPTER 176 OF THE TEXAS LOCAL GOVERNMENT CODE, INCLUDING REVIEW OF DISCLOSURE FORMS ADOPTED BY THE TEXAS ETHICS COMMISSION AND LIST OF LOCAL GOVERNMENT OFFICERS

Ms. Harrington reviewed a memorandum from ABHR regarding conflict-of-interest disclosure required under Chapter 176 of the Texas Local Government Code and disclosure forms adopted by the Texas Ethics Commission. She stated that pursuant to Chapter 176 of the Texas Local Government Code, the District maintains a list of Local Government Officers. Ms. Harrington reviewed the List of Local Government Officers. After review and discussion, Director Calderon moved to approve and authorize execution of the List of Local Government Officers and directed that the list be filed appropriately and retained in the District's official records. Director Babineaux seconded the motion, which passed by unanimous vote.

PINE MILL RANCH COMMUNITY ASSOCIATION ("PMRCA") AND AVALON AT PINE MILL COMMUNITY ASSOCIATION, INC. ("AVALON") MATTERS, INCLUDING TEMPORARY RIGHT OF ENTRY

The Board discussed PMRCA's request for temporary construction access for its contractor. Ms. Bonilla-Odums noted that a Temporary Right of Entry is no longer needed.

She then reviewed a request from Fort Bend County for permission to install underground electrical lines on District property for the traffic lights at the intersection of Spring Green Blvd. and Pine Mill Ranch Dr. She reported that the contractor has opted for an alternate route and will manage all restoration and landscaping repairs, thereby eliminating the need for District consent.

The Board discussed maintenance of fencing along streets in the District and concurred to work with the HOA to clarify fence maintenance responsibilities.

BOOKKEEPER'S REPORT

Ms. Stalinsky presented and reviewed the bookkeeper's report, including the monthly investment report, a budget comparison, and the bills submitted for payment. A copy of the bookkeeper's report is attached.

Ms. Stalinsky updated the Board on the proposed Amended and Restated Agreement for Bookkeeping Services, noting that the agreement is still under review.

After review and discussion, Director Lyle moved to approve the bookkeeper's report and payment of the bills. Director Rodriguez seconded the motion, which passed unanimously.

ELECTRICITY SERVICE RENEWAL

Mr. Glass introduced himself to the Board and discussed renewal of the District's electricity contract. He reviewed current market conditions, energy pricing trends, and available contract options. Discussion ensued regarding different providers and term lengths, and the Board concurred to enter into a 60-month contract with Gridmatic Retail ("Gridmatic").

Following review and discussion, Director Babineaux moved to approve the 60-month term electricity service agreement with Gridmatic at a rate not to exceed six cents per kilowatt hour, subject to final legal review by ABHR. Director Calderon seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Moore distributed the monthly tax assessor/collector's report, a copy of which is attached, including the checks presented for payment, the District's list of unpaid accounts, and the delinquent tax roll. She reported that 97.41% of the District's 2025 taxes were collected as of March 31, 2026. Discussion ensued regarding the delinquent tax roll.

Director Rodriguez left the meeting.

Ms. Harrington reported that ASW determined that the request for waiver of penalties and interest presented at last month's meeting did not meet the statutory requirements for approval and thus the request was denied.

Following review and discussion, Director Lyle moved to (1) approve the tax assessor/collector's report; and (2) approve payment of the checks drawn on the District's tax account. Director Babineaux seconded the motion, which passed unanimously.

OPERATOR'S REPORT

Ms. Bonilla-Odums presented and reviewed the monthly operator's report, a copy of which is attached. She reported on routine maintenance performed for the District's facilities, including repairs and maintenance for the District's lift station, sanitary sewer lines, water lines, water plant, and wastewater treatment plant. Ms. Bonilla-Odums noted water accountability was 95.40% for the last billing period.

Mr. Jeffares presented a proposal from ESG Engineering ("ESG") for creation of a District GIS system to digitally map the District's utility infrastructure, including valves, hydrants, manholes, and underground facilities. The Board reviewed the proposed setup costs, annual software licensing fees, and future maintenance options for the GIS system. Discussion ensued.

HEARING ON TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT ACCOUNTS

Ms. Bonilla-Odums presented a list of delinquent customers and reported the customers 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 the meeting of the opportunity to appear before the Board to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment.

WATER CONSERVATION PROGRAM

There was no discussion on this agenda item.

REVIEW OF DISTRICT FACILITIES

Ms. Bonilla-Odums reported that valve repairs and maintenance work were completed throughout the District, including resetting a valve extension that was not functioning properly and completing related concrete repairs.

NORTH FORT BEND WATER AUTHORITY ("NFBWA") MATTERS

There was no discussion on this agenda item.

AUTOMATED METER READING REPLACEMENT

There was no discussion on this agenda item.

IDENTITY THEFT PREVENTION PROGRAM

Ms. Bonilla-Odums presented and reviewed the annual report on the District's Identity Theft Prevention Program, a copy of which is included in the operator's

report. Ms. Bonilla-Odums stated that the annual report indicates no significant incidents of identity theft detection and recommends no changes to the program at this time.

Director Rodriguez rejoined the meeting.

Following review and discussion, Director Lyle moved to (1) approve the operator's report; (2) authorize termination of current delinquent accounts, in accordance with the District's Rate Order, and direct that the delinquent customer list be filed appropriately and retained in the District's official records; and (3) approve the GIS proposal, subject to finalization of a contract between the District and ESG. Director Rodriguez seconded the motion, which passed unanimously.

ENGINEER'S REPORT

Mr. Saour presented a written report on engineering activities performed by Benchmark in the District, including items specifically addressed as follows in the minutes. A copy of the engineer's report is attached.

Director Calderon left the meeting.

CAPITAL IMPROVEMENTS PLAN ("CIP")

Mr. Saour discussed the District's CIP and the projected timeline for certain improvement and rehabilitation projects.

EMERGENCY INTERCONNECT WITH FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 58 ("MUD 58")

Mr. Saour updated the Board regarding this agenda matter.

KCF REMOTE MONITORING

Mr. Saour updated the Board regarding this agenda matter.

PINE MILL RANCH AND AVALON AT PINE MILL OUTFALLS

Mr. Saour reported that the project is on hold.

WATER PLANT CONTROLS IMPROVEMENTS

Mr. Saour reported that design work is ongoing and that plans are expected to be submitted to the Texas Commission on Environmental Quality ("TCEQ") next month. He added that bidding is anticipated to begin once regulatory review is complete.

WASTEWATER TREATMENT PLANT CONTROLS IMPROVEMENTS

Mr. Saour reported that planning is ongoing and the project remains on track, with bidding anticipated to occur next month.

WATER PLANT GROUNDWATER CAPACITY

Mr. Saour addressed the District's groundwater capacity issues and ongoing discussions with TCEQ, noting a decline in well production due to regional conditions. The Board reviewed both temporary and long-term solutions to meet TCEQ water capacity requirements, including extending the Partial Assignment of Water Capacity between the District and MUD 58 and entering into a long-term surface water agreement with the NFBWA. Mr. Saour reviewed the District's projected water demands. Mr. Saour and Ms. Harrington then reviewed the terms and conditions for the long-term surface water supply agreement with the NFBWA. Discussion ensued regarding the amount of surface water to be supplied by the NFBWA under the proposed agreement. Ms. Harrington noted that the proposed agreement is structured as a take-or-pay agreement whereby the District will be required to pay for the specified amount of water whether or not the District uses the water. Following discussion, the Board concurred to set the take-or-pay amount at 200,000 gallons per day ("gpd").

Mr. Saour reported that plans are underway to deepen the District's water well and upgrade related equipment to improve water production capacity, with construction anticipated during lower-demand months later in the year.

PHASE 2 WASTEWATER TREATMENT PLANT REHABILITATION

Mr. Saour updated the Board regarding the status of design for the Phase 2 Wastewater Treatment Plant rehabilitation.

RISK AND RESILIENCE ASSESSMENT AND EMERGENCY RESPONSE PLAN

Mr. Saour reported that the District's federally mandated Risk and Resilience Assessment is nearing completion and will be submitted soon. He added that the emergency response plan will be updated in line with federal requirements following the Assessment's completion.

OTHER ENGINEERING MATTERS

Mr. Saour discussed the maintenance of pedestrian crossing signals in the District and efforts to work with Fort Bend County on future maintenance.

The Board then discussed the proposed conveyances of land between the District and PMRCA and maintenance of related amenities. The Board agreed to hold a special meeting on May 13, 2026, to further review surveys, exhibits, and proposed property transfer documents.

Following review and discussion, Director Babineaux moved to (1) approve the engineer's report; (2) approve extending the Partial Assignment of Water Capacity subject to MUD 58 concurrence; and (3) approve and authorize execution of the take-or-pay water agreement with the NBFWA, with a take-or-pay amount of 200,000 gpd. Director Rodriguez seconded the motion, which passed by a unanimous vote.

Director Babineaux left the meeting.

AUTHORIZE ACCEPTANCE AND/OR CONVEYANCE OF DEEDS, EASEMENTS, AND CONSENTS TO ENCROACHMENT, ABANDONMENT OF EASEMENTS, AND RIGHT-OF-WAY ENTRY REQUESTS

There was no additional discussion on this agenda item.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY PHASE II SMALL MS4 GENERAL PERMIT AND STORM WATER MANAGEMENT PLAN MATTERS

There was no discussion on this agenda item.

DETENTION POND AND LANDSCAPING MAINTENANCE AND REPAIRS REPORTS AND PROPOSALS

Ms. Hartwell presented and reviewed a report from First Environment, a copy of which is attached.

The Board reviewed maintenance responsibilities for parks and recreational areas, including the pending repair of a leak at the dog park water fountain and recent replacement of rain sensor batteries for District irrigation systems. Discussion ensued.

UPDATE ON DISTRICT'S WEBSITE

The Board discussed updates to the District website.

ATTORNEY'S REPORT

Ms. Harrington reviewed an interim Arbitrage Rebate Report for the District's Series 2021 Refunding Bonds prepared by OmniCap. She stated the report indicates no payment is due to the Internal Revenue Service and the report will be filed in the District's official records.

CYBERSECURITY MATTERS

The Board deferred discussion on this agenda item.

MEETING SCHEDULE

The Board concurred to hold the next regular meeting on May 18, 2026, at 9:00 a.m. at the Pine Mill Ranch Community Center, 28610 Pine Mill Ranch Drive, Katy, Texas.

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

(SEAL)



Anna Bo

Secretary, Board of Directors

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