

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 57

February 23, 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 23rd day of February, 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 Vanessa Stalinsky of Myrtle Cruz, Inc. (“MCI”); Christie Leighton of Best Trash, LLC; Monica Garcia of Assessments of the Southwest, Inc.; Mirna Bonilla-Odums of Inframark Water & Infrastructure Services (“Inframark”); William Saour and Blake Bassett of Benchmark Engineering Corporation (“Benchmark”); Angie Hartwell and Richard Martinez of First Environment Erosion Controls, Inc. (“First Environment”); 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 comment. There being no members of the public requesting to make public comment, Ms. Harrington moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the February 3, 2026, regular meeting. After review and discussion, Director Lyle moved to approve the minutes of the February 3, 2026, regular meeting, as presented. The motion was seconded by Director Babineaux and passed unanimously.

PINE MILL RANCH COMMUNITY ASSOCIATION ("PMRCA") AND AVALON AT PINE MILL COMMUNITY ASSOCIATION, INC. ("AVALON") MATTERS

Discussion ensued regarding PMRCA and Avalon matters.

GARBAGE AND RECYCLING MATTERS

Ms. Leighton reviewed a letter from Best Trash regarding the automatic annual Consumer Price Increase ("CPI") adjustment to the service rate pursuant to the agreement with the District, noting the current rate will change to \$27.64, an increase of \$1.29 per connection. A copy of the letter is attached.

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.

The Board then considered authorizing attendance at the Association of Water Board Directors ("AWBD") summer conference.

After review and discussion, Director Lyle moved to (1) approve the bookkeeper's report and approve payment of the bills; and (2) authorize attendance of any interested Directors at the AWBD summer conference. Director Babineaux seconded the motion, which passed unanimously.

The Board deferred action on amending the Agreement for Bookkeeping Services.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Garcia 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 84.16% of the District's 2025 taxes were collected as of January 31, 2026. Discussion ensued regarding the delinquent tax roll.

Mr. Garcia stated the District received a request from a landowner to waive penalties and interest due to late payment as a result of a tax bill delivery issue. Ms. Harrington stated the Texas Property Tax Code, Section 33.011 only allows the District to waive fees or penalties for late payment of property taxes under limited circumstances that do not apply in this case.

Following review and discussion, Director Lyle moved to (1) approve the tax assessor/collector's report; (2) approve the payment of the checks drawn on the District's tax account; and (3) deny the request to waive the fees and penalties

associated with the late payment of property taxes, in accordance with Texas Property Tax Code, Section 33.011. Director Babineaux seconded the motion, which passed unanimously.

RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

The Board considered adopting a Resolution Concerning Exemptions from Taxation, which provides for the exemption from ad valorem taxation of \$10,000 of the appraised value of residence homesteads of individuals who are disabled or are sixty-five years of age or older but rejects any general homestead exemption. Upon a motion made by Director Rodriguez, and seconded by Director Calderon, the Board voted unanimously to adopt the Resolution Concerning Exemptions from Taxation.

RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2026 TAX YEAR

Ms. Harrington discussed the “truth-in-taxation” property tax calculations and tax levy process for water districts and stated that Chapter 49 of the Texas Water Code establishes three main categories for water districts, based on a district’s development status and/or tax rate. She 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 Developed District for the 2026 Tax Year. Following review and discussion, Director Lyle moved to adopt a Resolution Regarding Development Status for 2026 Tax Year establishing the District as a Developed District for the 2026 Tax Year, pursuant to Section 49.23602 of the Texas Water Code, and direct that that Resolution be filed appropriately and retained in the District’s records. Director Calderon 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 97.14% for the last billing period.

HEARING ON TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT ACCOUNTS

Ms. Bonilla-Odums presented to the Board 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

Ms. Bonilla-Odums updated the Board regarding the status of the District's participation in the Water Provider Conservation Program for 2025. Discussion ensued regarding encouraging customers to sign up for the Eye on Water App.

REVIEW OF DISTRICT FACILITIES

Ms. Bonilla-Odums updated the Board regarding the review of District facilities.

NORTH FORT BEND WATER AUTHORITY ("NFBWA") MATTERS

There was no discussion on this agenda item.

AUTOMATED METER READING REPLACEMENT

Ms. Bonilla-Odums updated the Board on the status of automated meter reading replacement. Discussion ensued.

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; (3) authorize Inframark to coordinate with the PMRCA and Avalon representatives to provide information on Eye on Water to customers; and (4) authorize Inframark to coordinate with the District's website consultant to include additional information on how to sign up for the Eye on Water App to encourage water conservation in the District . Director Calderon seconded the motion, which passed unanimously.

ENGINEER'S REPORT

Mr. Saour presented a written report of 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. Mr. Saour addressed the Board regarding the status of the land swap with the PMRCA and repairs to the crosswalk signs. Ms. Harrington provided options on how to proceed with the crosswalk sign repairs. The Board concurred to request ABHR to coordinate with Fort Bend County regarding the repairs and provide options at a future 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

Mr. Saour updated the Board regarding this agenda matter.

WATER PLANT NO. 2

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 the project is on hold.

WATER PLANT CONTROLS IMPROVEMENTS

Mr. Saour updated the Board regarding this agenda matter.

WASTEWATER TREATMENT PLANT CONTROLS IMPROVEMENTS

Mr. Saour updated the Board regarding this agenda matter.

WATER PLANT GROUNDWATER CAPACITY

Mr. Saour updated the Board regarding water plant groundwater capacity matters and ongoing correspondence with the NFBWA.

PHASE 2 WASTEWATER TREATMENT PLANT REHABILITATION

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

Following discussion, Director Rodriguez moved to approve the engineer’s report. Director Calderon seconded the motion, which passed by a unanimous vote.

GEOGRAPHIC INFORMATION SYSTEM (“GIS”)

Discussion ensued regarding the GIS system.

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

There was no 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

Mr. Martinez presented and reviewed a report from First Environment, a copy of which is attached.

UPDATE ON DISTRICT'S WEBSITE

Discussion ensued regarding updates to the District website.

ATTORNEY'S REPORT

There was no discussion on this agenda item.

CYBERSECURITY MATTERS

The Board concurred to defer discussion on this agenda item.

MEETING SCHEDULE

The Board concurred to hold the next regular meeting on March 23, 2026, at 9:00 a.m. at the Pine Mill Ranch Community Center, 28610 Pine Mill Ranch Drive, Katy, Texas.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTIONS 557.071 TEXAS GOVERNMENT CODE

The Board did not convene in Executive Session.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION

There was no discussion on this agenda item.

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



/s/ Gina Babineaux
Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

Minutes
Page

Best Trash Rate Increase Letter	2
Bookkeepers report.....	2
Tax Assessor/Collector's Report.....	2
Operator's Report.....	3
Engineer's Report.....	4
Report from First Environment.....	6