

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 57

June 22, 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 22nd day of June, 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
Gina Babineaux	Secretary
Jyothi Vailaya	Assistant Vice President
Freddy Calderon	Assistant Secretary

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

Also attending the meeting were Lynn Kurtz of Myrtle Cruz, Inc. ("MCI"); Nikki Moore of Assessments of the Southwest, Inc. ("ASW"); Mirna Bonilla-Odums of Inframark Water & Infrastructure Services ("Inframark"); Blake Bassett of Benchmark Engineering Corporation ("Benchmark"); Angie Hartwell of First Environment Erosion Controls, Inc. ("First Environment"); and Andrew Vaughan and Jakayla Canaday 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, Mr. Vaughan moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the May 18, 2026, regular meeting, and June 2, 2026, special meeting. After review and discussion, Director Lyle moved to approve the minutes of the May 18, 2026, regular meeting and June 2, 2026, special 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. MATTERS, INCLUDING TEMPORARY RIGHT OF ENTRY

The Board discussed the upcoming meeting with the PMRCA concerning the conveyance of real property.

BOOKKEEPER'S REPORT

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

Ms. Kurtz reviewed a proposed Amended and Restated Agreement for Bookkeeping Services.

It was noted that no directors attended the Association of Water Board Directors ("AWBD") summer conference. The Board then considered authorizing attendance at the winter conference.

Mr. Vaughan discussed the water plant and wastewater treatment plant control improvements project. Mr. Vaughan then presented a Resolution Expressing Intent to Reimburse to allow for funding of construction projects out of available surplus funds.

After review and discussion, Director Rodriguez moved to (1) approve the bookkeeper's report and payment of the bills; (2) approve the Resolution Expressing Intent to Reimburse and direct that it be filed appropriately and retained in the District's official records; (3) approve the Amended and Restated Agreement for Bookkeeping Services with MCI, and direct that it be filed appropriately and retained in the District's official records; and (4) authorize attendance at the AWBD winter conference. Director Lyle seconded the motion, which passed unanimously.

RENEWAL OF DISTRICT'S INSURANCE POLICIES

The Board discussed the renewal of the District's insurance policies, which expire in August. Mr. Vaughan reported that ABHR has requested but not yet received insurance renewal proposals.

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 98.65% of the District's 2025 taxes were collected as of May 31, 2026. Discussion ensued regarding the delinquent tax roll.

Following review and discussion, Director Lyle moved to approve the tax assessor/collector's report. Director Babineaux seconded the motion, which passed unanimously.

AUTHORIZE DELINQUENT TAX ATTORNEY TO PROCEED WITH COLLECTION OF DELINQUENT TAXES

The Board considered authorizing Perdue, Brandon, Fielder, Collins & Mott, LLP ("Perdue") to proceed with the collection of 2025 District taxes that are delinquent on July 1, 2026. Following review and discussion, Director Lyle moved to authorize Perdue to proceed with collection of delinquent taxes. 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 96.31% for the last billing period.

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 a malfunction with the decanter arm of clarifier No. 2 at the wastewater treatment plant. She noted that the equipment was serviced, lubricated, and repaired before being returned to operation.

NORTH FORT BEND WATER AUTHORITY MATTERS

There was no discussion on this agenda item.

AUTOMATED METER READING REPLACEMENT

There was no discussion on this agenda item.

Following review and discussion, Director Babineaux moved to (1) approve the operator's report; and (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. Director Vailaya seconded the motion, which passed unanimously.

GEOGRAPHIC INFORMATION SYSTEM ("GIS")

Discussion ensued regarding the proposed GIS system.

APPROVE RISK AND RESILIENCE ASSESSMENT AND FILING OF CERTIFICATION OF SAME WITH THE ENVIRONMENTAL PROTECTION AGENCY

Mr. Vaughan reported on certain certification obligations that the District must meet under the America's Water Infrastructure Act of 2018 (the "Act"). He stated that, pursuant to the Act, the District must certify to the Environmental Protection Agency that its community water system has completed a Risk and Resilience Assessment (the "Assessment"). Ms. Bonilla-Odums discussed the District's Assessment. After review and discussion, Director Babineaux moved to approve the Risk and Resilience Assessment, authorize the filing of certification of the Assessment with the Environmental Protection Agency, and direct (1) the Assessment to be filed confidentially in the District's official records and (2) the confirmation of certification to be filed in the District's official records. Director Vailaya seconded the motion, which passed unanimously.

ENGINEER'S REPORT

Mr. Bassett 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.

CAPITAL IMPROVEMENTS PLAN ("CIP")

There was no discussion on this agenda item.

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

There was no discussion on this agenda item.

KCF REMOTE MONITORING

There was no discussion on this agenda item.

PINE MILL RANCH AND AVALON AT PINE MILL OUTFALLS

There was no discussion on this agenda item.

WATER PLANT CONTROLS IMPROVEMENTS WASTEWATER TREATMENT PLANT CONTROLS IMPROVEMENTS

Mr. Bassett reported that bids were received for both the water plant and wastewater treatment plant control improvements. He recommended that the Board award the contract to the low bidder, W.W. Payton Corporation ("Payton"), in the amount of \$824,000.00 with a completion time of 300 calendar days. The Board concurred that, in its judgment, Payton was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

Mr. Bassett recommended the Board merge the water plant and wastewater treatment plant control improvement agenda items into one agenda item for future Board meetings.

WATER PLANT GROUNDWATER CAPACITY

Mr. Bassett updated the Board on the District's ongoing temporary surface water capacity.

Mr. Bassett reported that plans are in progress to deepen the District's water well and enhance the associated equipment to boost water production capacity. Construction is expected to take place during the off-peak demand months later this year. He also mentioned that plans are scheduled to be submitted to the TCEQ within the next month, with bidding scheduled for August.

Mr. Bassett provided an update regarding the additional surface water capacity to be provided by the North Fort Bend Water Authority ("NFBWA"). He noted that the additional NFBWA water capacity is anticipated to be available in the spring or summer of 2027, and that the District and NFBWA will need to enter into a final take-or-pay agreement once the additional capacity becomes available.

The Board discussed with Ms. Bonilla-Odums whether the District still needs a separate water capacity agreement with MUD 58 since the NFBWA has agreed to supply additional capacity.

PHASE 2 WASTEWATER TREATMENT PLANT REHABILITATION

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

OTHER ENGINEERING MATTERS

Mr. Bassett reported that he is coordinating with Ms. Bonilla-Odums for the Risk and Resilience Assessment. He added that the emergency response plan will be updated in line with federal requirements following the Assessment's completion.

Mr. Bassett presented updated maps of the District. He explained that the revisions included the identification of specific landscape and maintenance areas, director lots, parking areas, and property adjacent to the wastewater treatment plant. The Board reviewed the revised maps and discussed the placement and identification of various District facilities and amenities. Discussion ensued.

Mr. Bassett reported that he is still waiting for further instructions on the pedestrian crossing signals.

Following review and discussion, Director Lyle moved to (1) approve the engineer's report; (2) award the contract for the Water Plant Controls Improvements and Wastewater Plant Controls Improvements to Payton, in the amount of \$824,000.00, with a completion time of 300 calendar days, based upon the engineer's recommendation and receipt of the payment and performance bonds and the certificate(s) of insurance and endorsements, if any, provided by the contractor, and subject to final review by Director Rodriguez. Director Babineaux seconded the motion, which passed by a unanimous vote.

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.

Ms. Hartwell presented a proposal for park bench restoration in the amount of \$21,558.27. She stated that the proposed work includes replacing the planks, power washing, and repainting the benches. Ms. Hartwell explained that the difference in costs primarily relates to the replacement of one plank.

The Board discussed the current condition of the existing benches. The Board requested a detailed breakdown of the benches to determine which benches need to be repaired or replaced. Discussion ensued.

Director Vailaya discussed tree branches extending over a resident's fence. The Board requested that Ms. Hartwell inspect the area and determine whether trimming or other corrective maintenance is necessary.

Following review and discussion, Director Babineaux moved to (1) approve the maintenance report; and (2) approve the proposal for park bench restoration, in the amount of \$21,558.27. Director Rodriguez seconded the motion, which passed by a unanimous vote.

UPDATE ON DISTRICT'S WEBSITE

In response to an inquiry from Director Babineaux, Ms. Bonilla-Odums confirmed that the smart meter information on the District's website will be updated and the corresponding flyers will be revised to include these updates. She added that the Consumer Confidence Report has been updated on the website. Discussion ensued.

ATTORNEY'S REPORT

Mr. Vaughan further discussed the partial assignment of water capacity and reviewed the proposed First Amendment to Partial Assignment of Water Capacity with MUD 58 with the Board. Discussion ensued. Following review and discussion, Director Lyle moved to approve the First Amendment to Partial Assignment of Water Capacity, subject to the District engineer and operator confirming the additional capacity is needed for regulatory compliance. Director Rodriguez seconded the motion, which passed by a unanimous vote.

MEETING SCHEDULE

The Board concurred to hold the next regular meeting on July 27, 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)



A handwritten signature in blue ink, appearing to read "Anna B.", is written over a horizontal line.

Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

Minutes
Page

Bookkeeper's Report.....	2
Tax Assessor/Collector's Report	2
Operator's Report.....	3
Engineer's Report.....	4
First Environment Maintenance Report	7