

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 57

July 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 July, 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 Avni Patel of Forvis Mazars, LLP ("FORVIS"); 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"); William Saour and Blake Bassett of Benchmark Engineering Corporation ("Benchmark"); Angie Hartwell of First Environment Erosion Controls, Inc. ("First Environment"); and Adisa Harrington 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, Ms. Harrington moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the June 22, 2026, regular meeting, as presented. After review and discussion, Director Lyle moved to approve the minutes of the June 22, 2026, regular meeting. The motion was seconded by Director Babineaux and passed unanimously.

ENGAGE AUDITOR TO CONDUCT AUDIT FOR FISCAL YEAR END JULY 31, 2026

The Board considered authorizing FORVIS to prepare the District's audit for the fiscal year ending July 31, 2026. Ms. Patel informed the Board that the estimated fees for the audit report will be \$24,200.00 for the District, \$2,800.00 for the water plant, and \$2,000.00 for the wastewater treatment plant, plus \$1,300.00 for expenses. After review

and discussion, Director Lyle moved to authorize FORVIS to prepare the District's audit for the fiscal year ending July 31, 2026. Director Rodriguez seconded the motion, which passed unanimously.

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

Director Babineaux updated the Board regarding the recent meeting with the HOA concerning the proposed land conveyances and related maintenance agreement(s). She reported that the HOA agreed to the proposed terms but requested additional information regarding parking lot use and insurance requirements. Discussion ensued.

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 noted an additional check, check No. 2159, in the amount of \$816.36 to Director Vailaya for director fees.

Ms. Kurtz presented and reviewed the proposed draft budget for fiscal year end July 31, 2027. Discussion ensued.

The Board discussed amending the District's Rate Order to recover surface water costs, including water loss and system-related usage. Ms. Kurtz recommended reviewing a possible increase to the current pass-through rate and stated she will work with the operator to provide options and associated estimated customer impacts for the Board's consideration at the next meeting.

Mr. Saour discussed establishing minimum and maximum surface water delivery amounts with the North Fort Bend Water Authority ("NFBWA") to better manage the District's water usage and costs. Discussion ensued.

After review and discussion, Director Rodriguez moved to (1) approve the bookkeeper's report and payment of the bills; and (2) adopt the proposed budget for fiscal year end July 31, 2027. Director Vailaya seconded the motion, which passed unanimously.

RENEWAL OF DISTRICT'S INSURANCE POLICIES

The Board considered renewing the District's insurance and reviewed a proposal from Arthur J. Gallagher & Co. ("Gallagher") for renewal of the District's insurance policies. Following review and discussion, Director Lyle moved to accept the insurance

renewal proposal from Gallagher. Director Rodriguez 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 98.89% of the District's 2025 taxes were collected as of June 30, 2026. Discussion ensued regarding the delinquent tax roll.

Following review and discussion, Director Lyle moved to approve the tax assessor/collector's report. Director Rodriguez 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 99.40% for the last billing period.

Ms. Bonilla-Odums requested Board authorization to write off four delinquent accounts totaling \$1,292.60 and send them to a collection agency.

Ms. Bonilla-Odums updated the Board regarding repairs to the drinking fountains at the District parks, including ongoing issues with the fountain at the dog park near Spring Green. Director Lyle requested a proposal to replace the drinking fountain at the park near FM 1463. Discussion ensued.

Director Lyle addressed concerns regarding damages caused by Ezee Fiber Texas, LLC ("Ezee Fiber") to District facilities. Ms. Bonilla-Odums discussed ongoing difficulties obtaining a response. 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

There was no discussion on this agenda item.

NORTH FORT BEND WATER AUTHORITY MATTERS

There was no discussion on this agenda item.

AUTOMATED METER READING REPLACEMENT

Ms. Bonilla-Odums reported that the replacement of the automated meters is ongoing.

Following review and discussion, Director Babineaux 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 send four delinquent accounts totaling \$1,292.60 to a collection agency; and (4) authorize ABHR and Inframark to coordinate regarding the outstanding amounts owed by Ezee Fiber to the District and seek reimbursement from Ezee Fiber. Director Vailaya seconded the motion, which passed unanimously.

GEOGRAPHIC INFORMATION SYSTEM ("GIS")

Ms. Bonilla-Odums updated the Board regarding implementation of the GIS program. She recommended implementing the GIS program through Inframark's operating contract instead of a separate agreement and confirmed that the previously discussed scope and pricing would not change. Ms. Bonilla-Odums reported that she will manage the project directly and will issue a separate work order for any additional oversight time beyond her current contract, without any subcontractor markup. Discussion ensued.

Following review and discussion, Director Rodriguez moved to approve the GIS mapping proposal through Inframark, as presented. 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 & WASTEWATER TREATMENT PLANT ELECTRICAL & CONTROLS IMPROVEMENTS

Mr. Bassett updated the Board on the ongoing construction matters. He reported that once the construction contracts are executed, BEC will hold a preconstruction meeting and release the contractor to begin work.

WATER PLANT GROUNDWATER CAPACITY

Mr. Bassett updated the Board regarding recent communications from the Texas Commission on Environmental Quality ("TCEQ") concerning the District's required water production capacity. Mr. Saour reported that the TCEQ's interpretation of the water well capacity, based on calculations from the NFBWA, does not meet TCEQ standards. He stated that the TCEQ assumed the availability of imported surface water over a 24-hour period, whereas the District's interconnection generally operates for shorter daily durations. Discussion ensued.

Mr. Saour discussed establishing both minimum and maximum amounts of surface water to be received under the applicable arrangements so that District can better manage capacity requirements and costs. He recommended approval to increase the minimum water supply agreement from the NFBWA to 400,000 gpd.

Mr. Saour updated the Board regarding the water well improvements, addressing the construction impact on nearby residents, including working hours, and the option for temporary sound barriers as an alternate bid item. He stated that the proposed work involves improving existing internal well components rather than constructing a new well, which means continuous 24-hour drilling is not required. After reviewing the plans and specifications, he

requested the Board's authorization to advertise the water well improvement project for bids. Discussion ensued.

The Board requested that BEC obtain additional information regarding anticipated construction procedures, working hours, duration, and the cost and effectiveness of temporary sound barriers before the Board makes a final determination.

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

OTHER ENGINEERING MATTERS

The Board discussed ongoing concerns regarding pedestrian crossing lights located within the right-of-way, including operation of flashing lights, pedestrian safety, and requesting maintenance assistance from the County.

Mr. Saour stated he will have the pedestrian crossing signs inspected and evaluate the existing conditions before making a final recommendation to the Board. Discussion ensued.

Following review and discussion, Director Lyle moved to (1) approve the engineer's report; (2) approve the increase minimum water supply agreement from the NFBWA to 400,000 gpd; (3) approve the plans and specifications, and authorize the advertisement for bids for the water well improvement project; and (4) authorize Director Lyle to coordinate with BEC and ABHR to prepare and send correspondence, as appropriate, to the County Commissioner's Office, requesting assistance related to the pedestrian crossing. Director Rodriguez seconded the motion, which passed by 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 reported that materials for the park bench repairs were received, and repair work is expected to begin. She also reported that proposals for planting work will be deferred until fall.

The Board addressed concerns related to charges for irrigation repairs. Mrs. Hartwell confirmed that routine irrigation repairs are included within the existing maintenance arrangement and do not result in additional charges. Discussion ensued.

Following review and discussion, Director Babineaux moved to approve the maintenance report. Director Rodriguez seconded the motion, which passed by unanimous vote.

UPDATE ON DISTRICT'S WEBSITE

There was no discussion on this agenda item.

ATTORNEY'S REPORT

There was no discussion on this agenda item.

MEETING SCHEDULE

The Board concurred to hold the next regular meeting on August 24, 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.




Secretary, Board of Directors

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