

MINUTES  
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 57

May 18, 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 18<sup>th</sup> day of May, 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 Vanessa Stalinsky 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 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 April 27, 2026, regular meeting. After review and discussion, Director Rodriguez moved to approve the minutes of the April 27, 2026, regular meeting, as presented. The motion was seconded by Director Babineaux and passed unanimously.

2026 DIRECTOR ELECTION

The Board considered approving a Certificate of Election, reflecting the election of Directors Babineaux and Calderon to the Board of Directors of the District for four-year terms. Ms. Harrington reviewed the Sworn Statements and Oaths of Office for Directors Babineaux and Calderon.

After review and discussion, Director Babineaux moved to: (1) approve the Certificate of Election and the distribution of same to Directors Babineaux and Calderon and direct that the Certificate of Election be filed appropriately and retained in the District's official records; and (2) approve the Sworn Statements and Oaths of Office, and direct that the documents be filed appropriately and retained in the District's official records, and that the Oaths of Office be filed with the Secretary of State, as required by law. Director Calderon seconded the motion, which passed unanimously.

#### REORGANIZE THE BOARD AND EXECUTION OF DISTRICT REGISTRATION FORM

The Board considered reorganizing the Board of Directors. The Board concurred for all directors to retain their current positions.

The Board then considered authorizing filing of an updated District Registration Form with the TCEQ, reflecting the terms of the newly elected directors. Following review and discussion, Director Babineaux moved to authorize 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 Calderon seconded the motion, which passed unanimously.

#### CYBERSECURITY AND ARTIFICIAL INTELLIGENCE TRAINING REQUIREMENTS

Ms. Harrington reviewed a memorandum regarding annual cybersecurity and artificial intelligence training requirements for local government employees and elected and appointed officials. She stated that the required training should be completed and reported to ABHR prior to the August 31st deadline for reporting compliance to the Texas Department of Information Resources ("DIR"). After review and discussion, the Board directed the required persons to complete their certified training programs and report their completion to ABHR for reporting to DIR by August 31st.

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

Ms. Harrington reported that the proposed electricity agreement and its associated temporary provisions and payments are no longer needed.

Ms. Harrington presented a request from Avalon for assistance with maintenance costs for Avalon fountains. The Board declined the request and directed Ms. Harrington to communicate this decision to Avalon.

## BOOKKEEPER'S REPORT

Ms. Stalinsky 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. Stalinsky updated the Board on the proposed Amended and Restated Agreement for Bookkeeping Services.

Ms. Harrington discussed the District's Travel Reimbursement Guidelines (the "Guidelines") in connection with the upcoming AWBD summer conference, and discussion ensued regarding specific expenses eligible and ineligible for the conference.

After review and discussion, Director Lyle moved to (1) approve the bookkeeper's report and payment of the bills; and (2) authorize up to four per diems, three hotel nights, and reasonable meals for each director attending the AWBD summer conference, all to be submitted in accordance with the District's Guidelines. Director Babineaux seconded the motion, which passed unanimously. The Board deferred approval of the Amended and Restated Agreement for Bookkeeping Services.

## RENEWAL OF DISTRICT'S INSURANCE POLICIES

The Board requested that ABHR request proposals for insurance services from insurance brokers.

## 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 98.37% of the District's 2025 taxes were collected as of April 30, 2026. Discussion ensued regarding the delinquent tax roll.

Following review and discussion, Director Babineaux moved to approve the tax assessor/collector's report. Director Vailaya 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 100.77% 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

Ms. Bonilla-Odums reported that the North Fort Bend Water Authority ("NFBWA") will host an upcoming webinar to share information about the water conservation program.

Ms. Bonilla-Odums requested that the Board authorize Inframark to notify residents regarding water conservation matters if their water usage exceeds 30,000 gallons per month.

## REVIEW OF DISTRICT FACILITIES

Ms. Bonilla-Odums requested the Board approve a proposal from Gulf South Supply in the amount of \$9,424.00 for replacement of Process Pump No. 1 at Sewer Plant No. 1.

## 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 Lyle moved to (1) approve the operator's report; (2) authorize Inframark to notify residents regarding water conservation matters if their water usage exceeds 30,000 gallons per month, pursuant to the NFBWA Water Conservation Program; and (3) approve the proposal from Gulf South Supply in the amount of \$9,424.00 for replacement of Process Pump No. 1 at Sewer Plant No. 1. Director Babineaux seconded the motion, which passed unanimously.

## CONSUMER CONFIDENCE REPORT

Ms. Bonilla-Odums reviewed the Consumer Confidence Report ("CCR"), a copy of which is attached to the operator's report, regarding the quality of the District's water

and stated that it will be filed with the Texas Commission on Environmental Quality ("TCEQ") and distributed to District residents by July 1, 2026. After review and discussion, Director Lyle made a motion to approve the CCR, authorize Inframark to include a link to the CCR on customer water bills and on the District's website, and authorize Inframark to submit the certificate of delivery to the TCEQ. Director Babineaux seconded the motion, which passed unanimously.

#### GEOGRAPHIC INFORMATION SYSTEM ("GIS")

Discussion ensued regarding the proposed GIS system.

#### 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")

Mr. Bassett 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. Bassett updated the Board regarding this agenda matter.

#### KCF REMOTE MONITORING

Mr. Bassett updated the Board regarding this agenda matter.

#### PINE MILL RANCH AND AVALON AT PINE MILL OUTFALLS

Mr. Bassett reported that the project is on hold.

#### WATER PLANT CONTROLS IMPROVEMENTS

Mr. Bassett informed the Board that Benchmark anticipates bidding the project next week and presenting the recommendation-of-award letter at next month's meeting.

#### WASTEWATER TREATMENT PLANT CONTROLS IMPROVEMENTS

Mr. Bassett informed the Board that Benchmark anticipates bidding the project next week and presenting the recommendation-of-award letter at next month's meeting.

### WATER PLANT GROUNDWATER CAPACITY

Mr. Bassett reported on the execution of the agreement with NFBWA for temporary surface water capacity, as set forth in the engineer's report.

Mr. Bassett updated the Board on the project to deepen the District's water well and upgrade related equipment to improve water production capacity, noting that the project is currently in the design phase.

Mr. Bassett reported that Benchmark will work with the NFBWA in Spring or Summer 2027 to establish a final take-or-pay agreement once additional surface water capacity becomes available.

### PHASE 2 WASTEWATER TREATMENT PLANT REHABILITATION

Mr. Bassett 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. Bassett reported that certification of the District's federally mandated Risk and Resilience Assessment was submitted on April 28, 2026. He stated that Benchmark will prepare the Emergency Response Plan within the next six months.

### OTHER ENGINEERING MATTERS

The Board discussed the proposed conveyances of land between the District and PMRCA and the maintenance of related amenities. The Board concurred to hold a special meeting on June 2, 2026, to further review surveys, exhibits, and proposed property transfer documents.

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

### 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 and reviewed a proposal in the amount of \$7,326.94 for the park bench restoration.

Following review and discussion, Director Lyle moved to approve the First Environment Report. Director Babineaux seconded the motion, which passed by a unanimous vote. The Board tabled consideration of the park bench restoration proposal and requested First Environment to provide revised proposals at the June special meeting.

UPDATE ON DISTRICT'S WEBSITE

The Board discussed updates to the District website.

ATTORNEY'S REPORT

There was no discussion on this agenda item.

MEETING SCHEDULE

The Board concurred to hold the next regular meeting on June 22, 2026, at 9:00 a.m. at the Pine Mill Ranch Community Center, 28610 Pine Mill Ranch Drive, Katy, Texas, and a special meeting on June 2, 2026, at 4:00 p.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)



  
\_\_\_\_\_  
Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

Minutes  
Page

Bookkeeper's Report.....	3
Tax Assessor/Collector's Report .....	3
Operator's Report.....	3
Engineer's Report.....	5
First Environment Maintenance Report .....	7