

**FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 34,**  
**OF FORT BEND COUNTY, TEXAS**

Minutes of Meeting of Board of Directors

February 24, 2026

The Board of Directors ("Board") of Fort Bend County Municipal Utility District No. 34, of Fort Bend County, Texas ("District") met in regular session at 1300 Post Oak Boulevard, Suite 2500, Houston, Texas 77056, on February 24, 2026, in accordance with the duly posted notice of public meeting, and the roll was called of the duly constituted officers and members of said Board of Directors, as follows:

Billy E. Haehnel	President
James Marken	Vice President
Jose Torres	Secretary
Craig A. Hajovsky	Assistant Secretary
Sean Piper	Assistant Secretary

and all of said persons were present, except Director Torres, thus constituting a quorum.

Also present were: Taylor Watson of Municipal Accounts & Consulting, L.P. ("MAC"); Kristen Scott of Bob Leared Interests ("BLI"); Keith Arrant of Municipal Operations & Consulting, Inc. ("MOC"); Jeff Safe of BGE, Inc. ("BGE"); Kim Cosco of Champions Hydro-Lawn, Inc. ("Champions"); Brandon West of Touchstone District Services, LLC ("Touchstone"); Rod Rudine of TGM Groundworks Management, Inc. ("TGM"); James Polk as a member of the Board of Directors of Hickory Creek Homeowners' Association, Inc. ("Hickory Creek"); Margaret Polk, a resident of the District; and Kate Henderson and Kate Gribble of Schwartz, Page & Harding, L.L.P. ("SPH"). Mr. Arrant entered the meeting after it had been called to order, as noted herein.

The President called the meeting to order and declared it open for such business as might regularly come before it.

**COMMENTS FROM THE PUBLIC**

The Board began by opening the meeting for public comments. Mr. Rudine addressed the Board and discussed services provided by TGM. He then exited the meeting.

Mr. Polk next advised the Board that Hickory Creek completed their playground improvement project and thanked the Board for the contribution in connection therewith.

**APPROVE MINUTES**

The Board considered approval of the minutes of its meeting held on January 27, 2026. After discussion, Director Marken moved that the minutes for said meetings be approved, as written. Director Piper seconded said motion, which unanimously carried.

## **CONTINUING DISCLOSURE REPORT DUE MARCH 31, 2026**

The Board deferred consideration of the District's annual Continuing Disclosure Report. Ms. Henderson advised the District's Continuing Disclosure Counsel, McCall, Parkhurst & Horton L.L.P. ("McCall Parkhurst"), is preparing same.

## **BOOKKEEPER'S REPORT**

The Board next considered the Bookkeeper's Report. In connection therewith, Mr. Watson presented to and reviewed with the Board the Bookkeeper's Report dated February 24, 2026, including a Quarterly Investment Inventory Report for the period ended December 31, 2025, a copy of which is attached hereto as **Exhibit A**. After discussion, Director Marken moved that (i) the Bookkeeper's Report be approved and that the disbursements identified therein be approved for payment, except for check no. 11473, which was voided, and (ii) the Quarterly Investment Inventory Report be approved and the District's Investment officer be authorized to sign same on behalf of the District. Director Piper seconded said motion, which carried unanimously.

Mr. Arrant entered the meeting during the Bookkeeper's Report.

## **TAX ASSESSOR-COLLECTOR'S REPORT**

Ms. Scott next presented to and reviewed with the Board the Tax Assessor-Collector's Report prepared by BLI dated January 31, 2026, a copy of which is attached hereto as **Exhibit B**. After discussion, Director Marken moved that the Tax Assessor-Collector Report be approved and the disbursements identified therein be approved for payment. Director Hajovsky seconded said motion, which unanimously carried.

## **RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION**

Ms. Henderson reminded the Board of the various tax exemptions available for the District, including the exemptions provided for by Article VIII, Section 1-b of the Texas Constitution, and Sections 11.13, 11.184 and 11.142 of the Tax Code, as amended. She advised that under said provisions, the District may provide for the exemption of up to 20% (but not less than \$5,000, if granted) of the market value of residential homestead improvements for the year 2026, and the District may also exempt residential homesteads of persons who are under a disability for purposes of payment of disability insurance benefits under the Federal Old Age, Survivors and Disability Insurance Act, or its successor, or persons sixty-five years of age or older from ad valorem taxes levied by the District during the calendar year 2026, and, if any such exemptions are granted, they must be for not less than \$3,000 of the market value of such homesteads. Ms. Scott then presented to and reviewed with the Board a 2026 Exemption Impact Analysis, a copy of which is included with the Tax Assessor-Collector's Report. After further discussion of the matter, Director Hajovsky moved that (i) the District not grant the residential homestead exemption and (ii) the District grant an exemption for persons under a disability or sixty-five years of age or older in the amount of \$40,000 from ad valorem taxes levied by the District during the calendar year 2026.

Director Piper seconded said motion and with Director Hajovsky and Piper voting in favor and Directors Haehnel and Marken voting against, the motion failed to pass. After further discussion, Director Marken moved that (i) the District not grant the residential homestead exemption from ad valorem taxes levied by the District during the calendar year 2026, (ii) the District grant an exemption for persons under a disability or sixty-five years of age or older in the amount of \$50,000 from ad valorem taxes levied by the District during the calendar year 2026, and (iii) the Resolution attached hereto as **Exhibit C** relative to same be approved and adopted by the Board and District. Director Haehnel seconded said motion, and with Directors Marken, Haehnel, and Hajovsky voting in favor of said motion, and Director Piper voting against said motion, the motion carried.

### **DELINQUENT TAX REPORT**

Ms. Henderson reported that there was no Delinquent Tax Report this month from Perdue, Brandon, Fielder, Collins & Mott, L.L.P., the District's delinquent tax collections attorneys. She stated that the next quarterly report will be provided in April.

### **BUSINESS LIST UPDATE FOR STRATEGIC PARTNERSHIP AGREEMENT ("SPA") WITH CITY OF HOUSTON ("COH")**

Ms. Scott next advised the Board the annual update of a list of businesses in the District in compliance with the District's SPA with the COH was submitted by BLI by the January 31, 2026, deadline.

### **OPERATIONS AND MAINTENANCE REPORT**

Mr. Arrant presented to and reviewed with the Board the Monthly Operations Report ("O&M Report"), a copy of which is attached hereto as **Exhibit D**, for January 2026 prepared by MOC. He reported that the District had 95% water accountability for the reporting period. He then presented two (2) delinquent accounts in the amount of \$514.09 to be moved to collections. Mr. Arrant then advised that MOC has received a complaint from a District resident regarding a broken trash can in the District's park that has been relocated to a fence next to an apartment complex that the resident suspects is being used to hop the fence.

Mr. Arrant next updated the Board regarding the District's smart meter located on Gaston Road. He advised that Accurate Utility Supply, LLC is installing two solar panels for the meter in locations that will capture light to help ensure it will work properly.

Mr. Arrant then advised the Board that the survey for Phase 4 of the District's five year annual sanitary sewer televising program is still under review by MOC and BGE and would be provided at next month's meeting along with the results of the manhole inspection in connection with the project.

Mr. Arrant advised the Board that the meters at the manholes connecting to Wastewater Treatment Plant No. 2 were installed last week. He expects to provide the Board with data collected from the meters at next month's meeting. After discussion, it was moved by Director Piper,

seconded by Director Marken, and unanimously carried, that MOC be authorized to move two (2) account in the amount of \$514.09 to collections, as reflected in the O&M Reports and recommended by MOC, and MOC replace the broken trash can with a fixed trash can that cannot be relocated.

**AUTHORIZE MOC TO PROVIDE INFORMATION TO DISTRICTS WHICH RECEIVED WATER FROM THE DISTRICT RELATIVE TO THE ANNUAL CONSUMER CONFIDENCE REPORT AND PREPARE THE DISTRICT'S CONSUMER CONFIDENCE REPORT FOR APPROVAL**

The Board next discussed certain regulations promulgated by the United States Environmental Protection Agency and the Texas Commission on Environmental Quality relative to the annual Consumer Confidence Report ("CCR"). Ms. Henderson explained that, pursuant to such CCR regulations, the District is required (i) to provide various information regarding the District's water supply to any district which received water from the District during the prior calendar year by April 1, 2026, and (ii) to prepare and provide a copy of the District's CCR to all District customers by July 1, 2026. After discussion on the matter, it was moved by Director Marken, seconded by Director Piper and unanimously carried, that MOC be authorized and directed to provide certain required information to districts which received water from the District during 2025, the prior calendar year relative to the annual CCR, and to prepare a draft of the District's CCR for the Board's approval.

**DETENTION AND DRAINAGE FACILITIES REPORT ("D&D REPORT")**

Mr. Cosco next presented to and reviewed with the Board a D&D Report dated February 24, 2026, prepared by Champions, for Little Prong Creek ("LPC") and corresponding photographs, a copy of which is attached hereto as **Exhibit E**. A discussion ensued regarding the overflow swale that is retaining water as depicted on page 4 of the D&D Report. Mr. Cosco then advised the Board there is damage to the Shoresox barrier as depicted on page 13 of the D&D Report. Following discussion, the Board concurred to request a proposal from Champions to repair the overflow swale and requested that BGE reach out to Shoresox to determine the cause of damage to the barrier.

**STORMWATER MANAGEMENT PROGRAM ("SWMP")**

The Board next considered the status of the District's SWMP. Ms. Henderson noted that there were no updates at this time.

**ENGINEER'S REPORT**

Mr. Safe presented to and reviewed with the Board a written Engineer's Report dated February 24, 2026, a copy of which is attached hereto as **Exhibit F**, relative to the status of various engineering and construction projects within the District, and discussed the matters contained therein. After discussion, it was moved by Director Hajovsky, seconded by Director Marken, and unanimously carried, that the Engineer's Report and all action items listed therein be approved,

including authorization for advertisement of bids for the Wastewater Treatment Plant No. 1 Rehabilitation and Wastewater Treatment Plant No. 2 Rehabilitation projects.

### **APPROVE PREVAILING WAGE RATES FOR CONSTRUCTION PROJECTS**

Ms. Henderson presented to the Board for review and approval a Resolution Adopting Prevailing Wage Rate Scale for Construction Projects, a copy of which is attached hereto as **Exhibit G**. She reviewed various provisions of the Resolution with the Board. Ms. Henderson advised the Board that the District previously adopted the wage rates for Fort Bend County, and noted that BGE is recommending that the District adopt the Department of Labor's updated wage rates for Fort Bend County effective January 1, 2026, and discussed same in detail with the Board. After discussion and consideration of the survey and the proposed Resolution, Director Hajovsky moved that the Board adopt the Resolution with Exhibit "A" to same reflecting the wage rates for the Department of Labor for Fort Bend County, and that the President and the Secretary be authorized to execute and attest same on behalf of the Board and the District. Director Piper seconded said motion, which unanimously carried.

### **ADOPTION OF RESOLUTION CONCERNING DEVELOPED DISTRICT STATUS FOR 2026 TAX YEAR**

Ms. Henderson next advised the Board that the procedures involved in setting a tax rate each year applicable to a particular district will depend, in part, upon whether it is determined to be a "Developed District" under Texas Water Code Section 49.23602. Ms. Henderson then reviewed with the Board a worksheet completed by BGE to assist the Board in making this determination, along with a Resolution Concerning Developed District Status for 2026 Tax Year, a copy of which is attached hereto as **Exhibit H**. She advised the Board that pursuant to said worksheet the District is a "Developing District." Following discussion, upon motion made by Director Marken, seconded by Director Hajovsky and unanimously carried, the Board determined that the District shall be considered a Developing District for the 2026 Tax Year and adopted the attached Resolution.

### **STATUS OF COMPLIANCE WITH THE EPA'S NATIONAL PRIMARY DRINKING WATER REGULATIONS FOR PFAS**

The Board deferred discussion on the District's compliance with the EPA's final National Primary Drinking Water Regulations for PFAS at this time.

### **UTILITY COMMITMENT REQUESTS**

The Board deferred consideration of requests for Utility Commitments after noting that no additional requests were received.

### **DISTRICT WEBSITE AND MASS NOTIFICATION MESSAGING MATTERS**

Mr. West next presented to and reviewed with the Board a Monthly Communications

Report prepared by Touchstone dated February 24, 2026, a copy of which is attached hereto as **Exhibit I**, regarding the status of the District's website and customer messaging system. After discussion, it was noted that no action by the Board was necessary in connection with the Communications Report at this time.

### **RECEIVE FORT BEND COUNTY CONSTABLE'S OFFICE, PRECINCT 1 ("FBCCO") ACTIVITY REPORT AND FLOCK GROUP, INC. SAFETY REPORT**

Ms. Henderson presented to the Board a monthly Contract Deputy Report for the month of January, 2026 from the FBCCO (the "FBCCO Report"), a copy of which is attached hereto as **Exhibit J**. It was noted that no action was required by the Board in connection with the FBCCO Report at this time. Ms. Henderson next advised the Board a Flock Safety Report was not received.

### **RENEWAL OF INSURANCE COVERAGES**

The Board next considered the renewal of the District's various insurance coverages expire on March 31, 2026. In that regard, the Board discussed the proposal received from the District's current insurance provider, Arthur J. Gallagher & Co. ("AJG"), a copy of which is attached hereto as **Exhibit K**. Ms. Henderson advised the Board that McDonald & Wessendorff Insurance declined to provide the District with a proposal. After discussion, Director Hajovsky moved that the proposal from AJG be accepted, and that the President be authorized to execute the accepted proposal on behalf of the Board and the District. Director Piper seconded the motion, which carried unanimously.

### **MATTERS RELATED TO MAY 2, 2026 DIRECTORS ELECTION**

Ms. Henderson reported on issues related to the District's Directors Election (the "Election") to be held on May 2, 2026. She advised there was no action required by the Board in connection therewith.

### **ATTORNEY'S REPORT**

The Board considered the Attorney's Report. In that regard, Ms. Henderson reported on her communications with CenterPoint Energy ("CenterPoint") regarding the status of the conversion to LED bulbs and painting of the decorative light poles within the District. She advised the LED Street Light Installation Agreement was executed by CenterPoint, but there is no update on the status of painting the decorative light poles.

Ms. Henderson next presented to and reviewed with the Board a request from Seven Meadows Community Association, Inc. ("Seven Meadows") for dredging of the District's ponds a Long Meadow Park, a copy of which is attached hereto as **Exhibit L**. Following discussion, Director Hajovsky moved that the Board authorize BGE to survey the ponds to determine the depth of same in an amount not to exceed \$5,000. Director Piper seconded said motion, which unanimously carried.

Ms. Henderson next discussed with the Board a complaint from a district resident in connection with a damaged light pole on Gaston Road. After discussion, the Board concurred to authorize SPH to contact the CenterPoint representative that assisted with the LED Street Light Installation Agreement to inquire about repair to said light pole.

**CLOSED SESSION**

The Board determined that it would not be necessary to meet in Closed Session at this time.

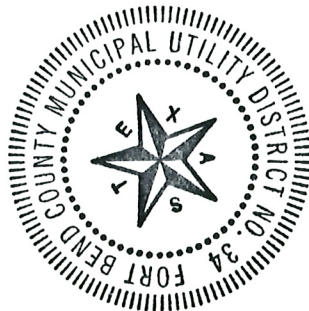
**FUTURE AGENDA ITEMS**

The Board considered items to be placed on future agendas. No other specific agenda items other than routine and ongoing matters, or those discussed above, were requested.

**ADJOURNMENT OF MEETING**

There being no further business to come before the Board, Director Marken moved that the meeting be adjourned. Director Piper seconded said motion, which unanimously carried.

(SEAL)



  
Secretary, Board of Directors

TABLE OF EXHIBITS

- Exhibit A: Bookkeeper's Report
- Exhibit B: Tax Assessor-Collector Reports
- Exhibit C: Resolution Concerning Exemptions from Taxation
- Exhibit D: Monthly Operations Report
- Exhibit E: Detention and Drainage Facilities Report
- Exhibit F: Engineer's Report
- Exhibit G: Resolution Adopting Prevailing Wage Rate Scale for Construction Projects
- Exhibit H: Resolution Concerning Developed District Status for 2026 Tax Year
- Exhibit I: Communications Report
- Exhibit J: FBCCO Report
- Exhibit K: Insurance Proposal from Arthur J. Gallagher & Co. for 2026 - 2027 Term
- Exhibit L: Request from Seven Meadows Community Association for Dredging of Community Ponds