

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

Minutes of Meeting of Board of Directors

August 26, 2025

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 August 26, 2025, 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 Marken, thus constituting a quorum. Director Marken entered the meeting after it was called to order as noted herein.

Also present were: Christine Crotwell of Masterson Advisors LLC ("Masterson"); Taylor Watson and Abby Johnson 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"); Sam Miskimins and Justin Colfer of Champions Hydro-Lawn, Inc. ("Champions"); Dee Russell of Touchstone District Services, LLC ("Touchstone"); and Kate Henderson and Kate Gribble of Schwartz, Page & Harding, L.L.P. ("SPH").

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. No comments from the public were presented.

**APPROVE MINUTES**

The Board considered approval of the minutes of its meeting held on July 22, 2025. After discussion, Director Torres moved that the minutes for said meetings be approved, as written. Director Piper seconded said motion, which unanimously carried.

**2025 TAX RATE RECOMMENDATION**

Ms. Crotwell presented the Board with her recommendation regarding the proposed 2025 debt service tax rate and maintenance tax rate, a copy of which is attached hereto as **Exhibit A**. Ms. Crotwell advised that she is recommending a proposed 2025 debt service tax rate of \$0.20 per \$100 of assessed valuation and a proposed 2025 maintenance tax rate of \$0.35 per \$100 of assessed valuation. There next followed a discussion concerning the requirements for notice of the District's

intention to adopt a 2025 tax rate. Ms. Henderson advised that, pursuant to §49.236 of the Texas Water Code, as amended, the District is required to provide a notice containing certain tax-related information in connection with each meeting at which the adoption of a tax rate will be considered. Ms. Henderson further advised that the information to be included in the notice is set forth in the Texas Water Code and includes the proposed tax rate to be adopted. She advised that the District must provide the notice by either (1) publishing it at least once in a newspaper having general circulation in the District at least seven days before the date of the meeting at which the tax rate will be adopted, or (2) mailing it to each owner of taxable property in the District, at the address shown on the most recently certified tax roll of the District, at least ten days before the date of the meeting. After further discussion on the matter, Director Hajovsky moved that the Board (i) accept the financial advisor's recommendation of a proposed 2025 debt service tax rate of \$0.20 per \$100 of assessed valuation and proposed maintenance tax rate of \$0.35 per \$100 of assessed valuation, and (ii) the District's tax assessor-collector be authorized to publish notice of the District's intention to adopt a 2025 tax rate at its next meeting in the form and at the time required by law. Director Torres seconded said motion, which unanimously carried. The Board concurred that the notice should be published by the tax assessor-collector in *The Katy Times*.

Director Marken entered the meeting during the above discussion.

### **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 August 26, 2025, including a Quarterly Investment Inventory Report for the period ended June 30, 2025, a copy of which is attached hereto as **Exhibit B**. After discussion, Director Piper moved that (i) the Bookkeeper's Report be approved and that the disbursements identified therein be approved for payment, and (ii) the Quarterly Investment Inventory Report be approved, and that the District's Investment Officer be authorized to execute same on behalf of the Board and the District. Director Marken seconded said motion, which carried unanimously.

Mr. Watson next presented to and reviewed with the Board proposed budgets for the District's fiscal year ending September 30, 2026, copies of which are included with the Bookkeeper's Report. Mr. Watson requested the District's consultants review the proposed budgets and provide comments prior to the Board's next meeting.

### **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 July 31, 2025, a copy of which is attached hereto as **Exhibit C**. After discussion, Director Piper 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.

### **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 October.

## **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 July 2025 prepared by MOC. He reported that the District had 95% water accountability for the reporting period. He then presented one (1) delinquent account in the total amount of \$369.20 to be moved to the uncollectable roll. With regard to the District's splash pad located at the Family Park, Mr. Arrant advised the Board that following a investigation into the connecting sewer line, the drain for the splash pad is not draining. He requested the Board authorize MOC to proceed with repairs to the sewer line at an estimated cost of \$15,000.00 to \$19,000.00. Following discussion, it was moved by Director Hajovsky, seconded by Director Piper, and unanimously carried that MOC be authorized to (i) move one (1) account in the amount of \$369.20 to the uncollectable roll, as reflected in the O&M Report and recommend by MOC, and (ii) proceed with the repairs to the sewer line connected to the District's splash pad for an estimated cost not to exceed \$16,000.00, subject to Director Haehnel's approval.

The Board next considered participating in a joint Fall Community event with Fort Bend County Municipal Utility District No. 35 ("No. 35") and approval of a Letter Agreement memorializing the terms by which each district agrees to fund fifty-percent (50%) of the total costs for planning and conducting the joint Fall Community event to be held on October 11, 2025, a copy of which is attached hereto as **Exhibit E**. After discussion, Director Hajovsky moved that the District participate in the event and the Board approve said Letter Agreement. Director Torres seconded said motion, which unanimously carried.

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

Mr. Miskimins next presented to and reviewed with the Board a D&D Report dated August 26, 2025, prepared by Champions, for Little Prong Creek ("LPC") and corresponding photographs, a copy of which is attached hereto as **Exhibit F**. He noted that there was no action required by the Board in connection with the report.

## **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 August 26, 2025, a copy of which is attached hereto as **Exhibit G**, relative to the status of various engineering and construction projects within the District, and discussed the matters contained therein. Mr. Safe next presented to and reviewed with the Board job assignment proposals prepared by BGE for the District's rehabilitation of Wastewater Treatment Plant No. 1 ("WWTP No. 1") in the amount of \$84,000.00 and Wastewater Treatment Plant No. 2 ("WWTP No. 2") in the amount of \$73,000.00, copies of which are included with the Engineer's Report. Following discussion, it was moved by Director Piper that the job assignment proposals prepared by BGE for the rehabilitation of WWTP No. 1 and WWTP No. 2 be approved by the Board and the President

be authorized to execute same on behalf of the Board and the District. Director Hajovsky seconded the motion, which unanimously carried.

### **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**

Ms. Russell next presented to and reviewed with the Board a Monthly Communications Report prepared by Touchstone dated August 26, 2025, a copy of which is attached hereto as **Exhibit H**, regarding the status of the District's website and customer messaging system. With regard to the joint Fall Community event, Ms. Russell advised she would coordinate with Director Piper to post details of the event. The Board then requested Ms. Russell provide the proposed MUD 101 article to SPH for review prior to posting on the District's website. After discussion, it was noted that no action by the Board was necessary in connection with the Communications Report at this time.

### **APPROVAL OF AGREEMENT FOR ADDITIONAL LAW ENFORCEMENT SERVICES BETWEEN FORT BEND COUNTY AND SEVEN MEADOWS COMMUNITY ASSOCIATION, INC. (THE "INTERLOCAL AGREEMENT")**

The Board deferred consideration of the Interlocal Agreement pending receipt of same from Seven Meadows Community Association, Inc.

### **RECEIVE FORT BEND COUNTY CONSTABLE'S OFFICE, PRECINCT 1 ("FBCCO") ACTIVITY REPORTS**

Ms. Henderson presented to the Board a monthly Contract Deputy Report for the month of July, 2025 from the FBCCO (the "FBCCO Report"), a copy of which is attached hereto as **Exhibit I**. It was noted that no action was required by the Board in connection with the FBCCO Report at this time.

### **STATUS OF AMENDED SERVICES AGREEMENT WITH FLOCK GROUP, INC.; FLOCK SAFETY REPORT**

With regard to the proposed Master Services Agreement with Flock Group, Inc. ("Flock") relative to license plate cameras within the District, Ms. Henderson advised that SPH is awaiting a fully executed version of said agreement from Flock. She next presented to and reviewed with the Board a Flock Safety Report on the security cameras throughout the District for the periods January 1 – July 31, 2025, a copy of which is attached hereto as **Exhibit J**. She noted there is no action requested of the Board in connection with the report.

## **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.

Ms. Henderson next presented to and reviewed with the Board correspondence from Seven Meadows Community Association, Inc. ("Seven Meadows"), a copy of which is attached hereto as **Exhibit K**, requesting that the Board consider amending the Maintenance Agreement by and between the District and Seven Meadows relative to the District's annual contribution toward maintenance costs for maintenance of District property. After discussion, the Board requested that an item be added to next month's agenda to consider the matter.

## **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 Hajovsky moved that the meeting be adjourned. Director Torres seconded said motion, which unanimously carried.

(SEAL)



Assistant

  
Secretary, Board of Directors

## TABLE OF EXHIBITS

Exhibit A:	2025 Tax Rate Recommendation
Exhibit B:	Bookkeeper's Report
Exhibit C:	Tax Assessor-Collector Reports
Exhibit D:	Monthly Operations Report
Exhibit E:	Letter Agreement with No. 35 – Joint Fall Community Event
Exhibit F:	Detention and Drainage Facilities Report
Exhibit G:	Engineer's Report
Exhibit H:	Communications Report
Exhibit I:	FBCCO Report
Exhibit J:	Flock Safety Report
Exhibit K:	Seven Meadows Request for Annual Contribution Increase