

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 35,
OF FORT BEND COUNTY, TEXAS

Minutes of Meeting of Board of Directors
December 3, 2025

The Board of Directors ("Board") of Fort Bend County Municipal Utility District No. 35, of Fort Bend County, Texas ("District"), met in regular session on December 3, 2025, at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas 77056, 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, as follows:

Piero Battistini	President
Sergio Handal	Vice President
Trevor Eynon	Secretary
Shah Haleem	Assistant Secretary
Garima D. Gupta	Assistant Secretary

and all of said persons were present, except Director Haleem, thus constituting a quorum. Director Haleem entered the meeting after it had been called to order as noted herein.

Also present were: Kayla Crigger of Municipal Accounts & Consulting, L.P. ("MAC"); Esther Flores of Tax Tech, Inc. ("Tax Tech"); Jeff Safe of Brown & Gay Engineers, Inc. ("BGE"); Dawn Mouton of Inframark, LLC ("Inframark"); Kim Cosco and Cheyenne Evans of Champions Hydro-Lawn, Inc. ("Champions"); Wouter Blakborn of Apollo IT Consulting ("Apollo"); Justin Klump and David Valdez of Storm Water Solutions, LLC ("SWS"); various members of the public attending virtually via zoom; and Kate Henderson and Kate Gribble of Schwartz, Page & Harding, L.L.P. ("SPH"). Mr. Safe 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. No comments from the public were presented.

APPROVAL OF MINUTES

As the next order of business, the Board considered approval of the minutes of its meeting held on November 5, 2025. After discussion, Director Battistini moved that the minutes for the November 5, 2025, Board meeting be approved, as written. Director Gupta seconded said motion, which unanimously carried.

BOOKKEEPER'S REPORT

Ms. Crigger presented to and reviewed with the Board the Bookkeeper's Report prepared by MAC dated December 3, 2025, a copy of which is attached hereto as **Exhibit A**. Following discussion, it was moved by Director Battistini that the Bookkeeper's Report be approved and the disbursements identified therein be approved for payment, including check no. 11098 to DSHS Central Lab. Director Handal seconded said motion, which unanimously carried.

TAX ASSESSOR-COLLECTOR REPORT

Ms. Flores presented to and reviewed with the Board the Tax Assessor-Collector Report for the month ending November 30, 2025, a copy of which is attached hereto as **Exhibit B**. Following discussion, it was moved by Director Battistini, seconded by Director Handal and unanimously carried, that the Tax Assessor-Collector Report be approved as presented and that the disbursements identified therein be approved for payment.

Mr. Safe entered the meeting during the above discussion.

DELINQUENT TAX REPORT

Ms. Henderson reported that a Delinquent Tax Report was not received this month from Perdue, Brandon, Fielder, Collins & Mott, L.L.P., the District's delinquent tax collections attorneys.

FORT BEND COUNTY CONSTABLE'S OFFICE ("FBCCO") ACTIVITY REPORT

The Board deferred consideration of the Monthly Contract Deputy Activity Report as it was noted no report was received.

Director Haleem entered the meeting at this time.

ENGINEER'S REPORT

Mr. Safe presented to and reviewed with the Board a written Engineer's Report dated December 3, 2025, a copy of which is attached hereto as **Exhibit C**, relative to the status of various engineering and construction projects within the District, and discussed the matters contained therein. He then updated the Board on the failure of ShoreSox stabilization around the District's North Outfall Channel and detention pond, as discussed at last month's meeting. He noted that SWS has been in contact with the manufacturer to determine a solution.

CHAMPIONS SERVICE AGREEMENT

Ms. Henderson presented to and reviewed with the Board a Service Agreement by and between the District and Champions for maintenance of the District's Family Park and Dog Park, a copy of which is attached hereto as **Exhibit D**. Following discussion, it was moved by Director Battistini, seconded by Director Handal and unanimously carried, that (i) the Service Agreement be approved, (ii) the President be authorize to execute same on behalf of the Board and the District,

(iii) SPH be authorized to acknowledge the Texas Ethics Commission Form 1295 provided by Champions in connection with same, and (iv) that Director Handal be designated as the Board liaison to coordinate with Champions outside of the regular Board of Directors meetings regarding maintenance and service.

DETENTION AND DRAINAGE FACILITIES REPORT

Mr. Cosco next presented to and reviewed with the Board a Detention and Drainage Facilities Report ("D&D Report") dated December 3, 2025, prepared by Champions, for Little Prong Creek and corresponding photographs, a copy of which is attached hereto as **Exhibit E**. He noted that no action was required by the Board in connection with the D&D Report.

PARKS FACILITIES REPORT

Ms. Evans next presented to and reviewed with the Board a Parks Report dated December 2025, prepared by Champions, for the District's Family Park and Dog Park (the "Parks"), a copy of which is attached hereto as **Exhibit F**.

Ms. Evans then presented to and reviewed with the Board a proposal for irrigation repairs at the Parks and a proposal for hardscape and landscape repairs at the Parks, copies of which are included with **Exhibit F**. Following discussion, Director Gupta moved that (i) the proposal for irrigation repairs in the amount of \$1,460.00 be approved, and (ii) the concrete repair, trash can replacements, and landscape items listed in the proposal for hardscape and landscape repairs in the amount of \$18,048.00 be approved. Director Battistini seconded said motion, which unanimously carried.

STORMWATER MANAGEMENT PROGRAM ("SWMP")

The Board next considered the status of the District's SWMP. Mr. Klump presented to and reviewed with the Board a handout, attached hereto as **Exhibit G**, detailing the District's public training measures and permit status of the District's SWMP in connection with the District's TPDES Phase II MS4 General Permit. He advised that the Texas Commission on Environmental Quality ("TCEQ") approved the District's Notice of Intent and that an annual report is due 90 days following approval. In that regard, Mr. Klump presented to and reviewed with the Board an Annual Report relative to the year seven extension of the District's SWMP (the "Annual Report") prepare in connection with the Texas Pollutant Discharge Elimination System ("TPDES") General Permit issued January 24, 2019, a copy of which is included with **Exhibit G**. Following discussion, Director Gupta moved that the Board approve the Annual Report and the Board President be authorized to execute the Annual Report on behalf of the Board and the District. Director Handal seconded said motion, which unanimously carried.

OPERATIONS AND MAINTENANCE REPORT

Ms. Mouton presented to and reviewed with the Board the Operations and Maintenance Report ("O&M Report") for the month of October 2025, a copy of which is attached hereto as **Exhibit H**. Ms. Mouton then reported that the District had approximately 95% water accountably for the reporting period and discussed repairs made throughout the District. Ms. Mouton next

discussed delinquent accounts set to be tagged and turned off. The Board then inquired regarding Inframark's new billing process and District customers becoming delinquent if they have not registered with the new billing system. Following discussion, the Board concurred to waive late fees and service terminations until January 31, 2025. ¹⁹

Ms. Mouton next updated the Board on the status of the Sanitary Sewer Televising and Cleaning project. In connection therewith, Ms. Mouton presented to and reviewed with the Board a proposal for cleaning two (2) sanitary sewer lines in the amount of \$1,800, a copy of which is included with the O&M Report. She advised that the exhibit depicting the sanitary sewer lines for each phase of the Sanitary Sewer Televising and Cleaning project is being revised and would be provided at next month's meeting.

Ms. Mouton then advised the Board that Seven Meadows Community Association, Inc. has paid the invoice for the damage due to the main water line break near Netleaf Garden Drive and Chamomile Meadow Trail, but there is no update regarding payment of the water loss bill in connection with same. She also advised that Inframark had completed the televising of the District's main line at the request of the resident of 7114 Thistlewood Park Court, and that the televising determined there was no damage to any District facility.

Ms. Mouton next presented to and reviewed with the Board two (2) revised proposals for inspection of the District's distribution system valves, copies of which are included with the O&M Report. Following discussion, it was moved by Director Battistini, seconded by Director Eynon, and unanimously carried, that (i) the proposal for cleaning of two sanitary sewer lines in the amount of \$1,800.00 be approved, and (ii) the proposal for inspection of the District's distribution system valves in the amount of \$31,590.00 be approved.

Ms. Flores, Mr. Klump and Mr. Valdez exited the meeting during the above discussion.

COMPLIANCE BY THE DISTRICT WITH TEXAS GOVERNMENT CODE, CHAPTER 2265, RELATIVE TO ENERGY REPORTING

The Board considered the District's compliance with Texas Government Code, Chapter 2265, relative to energy reporting requirements. In connection therewith, Ms. Henderson advised the Board that governmental entities, including the District, are required to prepare an annual report of its metered usage of electricity and the aggregate costs for same. Ms. Crigger then noted that a Utility & Expense report summarizing the District's electricity usage and costs is included with the Bookkeeper's Report. It was noted that said report satisfies the statutory reporting requirements.

ENVIRONMENTAL PROTECTION AGENCY'S ("EPA") FINAL NATIONAL PRIMARY DRINKING WATER REGULATION FOR PFAS

The Board deferred consideration of the status of the District's compliance with the EPA's final National Primary Drinking Water Regulation for PFAS.

DISTRICT WEBSITE AND MASS NOTIFICIATION MESSAGING MATTERS

The Board deferred consideration of the continued operation of the District's website and its mass notification system.

MATTERS RELATED TO MAY 2, 2026, DIRECTORS ELECTION AND NOTICE REGARDIND CANDIDATE FILING PERIOD AUTHORIZATION

Ms. Henderson advised the Board that, pursuant to Section 141.040, Texas Election Code, the District is required to post a notice regarding the period during which a candidate may file an application to appear on the ballot for the District's directors election to be held on May 2, 2026. Ms. Henderson noted that such notice must be posted by December 15, 2025 (1) at the in-District posting location for notices of meetings, (2) at the District's administrative office, and (3) on the District's website. After discussion on the matter, upon motion made by Director Handal, seconded by Director Battistini and unanimously carried, the Board authorized SPH to prepare and post such notice on behalf of the Board and the District.

Ms. Henderson next reported on issues related to the District's Directors Election (the "Election") to be held on May 2, 2026. In connection therewith, Ms. Henderson presented to and discussed with the Board a memorandum prepared by SPH, a copy of which is attached hereto as **Exhibit I**, regarding participation in the joint election with Fort Bend County (the "County"). In connection therewith, Ms. Henderson advised that the County will administer the Election if the District participates in the County's joint election. Following discussion, the Board concurred the District's intent to participate in the joint Election.

ATTORNEY'S REPORT

The Board considered the attorney's report. In connection therewith, Ms. Henderson presented to and reviewed with the Board correspondence from Masterson Advisors, LLC regarding its annual disclosure requirements pursuant to Municipal Securities Rulemaking Board Rule G-10, a copy of which is attached hereto as **Exhibit J**. After discussion, the Board concurred to formally acknowledge receipt of said disclosure.

Ms. Henderson next discussed with the Board the Joint Funding Agreement for Additional Law Enforcement Services (the "Joint Funding Agreement") among the District, Fort Bend County Municipal Utility District No. 34 ("No. 34"), and Seven Meadows Community Association, Inc. She noted that the annexation of the Haven at Seven Meadows residential and commercial developments into No. 34 has changed the number of connections that is used to calculate the pro-rata share of the Joint Funding Agreement. Following discussion, the Board concurred for SPH to include an item on next month's agenda to amend the Joint Funding Agreement to reflect the updated pro-rata share.

CLOSED SESSION

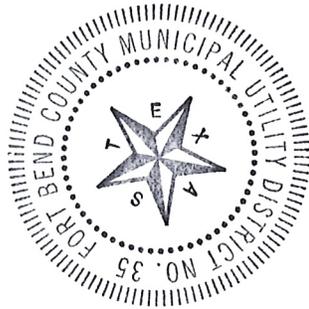
The Board determined that it would not be necessary to meet in Closed Session at this time.

FUTURE AGENDA ITEMS

The Board considered items for placement 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 Eynon moved that the meeting be adjourned. Director Gupta seconded said motion, which unanimously carried.



Secretary, Board of Directors

Table of Exhibits

- Exhibit A: Bookkeeper's Report
- Exhibit B: Tax Assessor-Collector's Report
- Exhibit C: Engineer's Report
- Exhibit D: Service Agreement (Park Maintenance)
- Exhibit E: Detention and Drainage Facilities Report
- Exhibit F: Parks Report
- Exhibit G: Storm Water Management Plan Goals & Training
- Exhibit H: Operations and Maintenance Report
- Exhibit I: Memorandum regarding Joint Elections with Fort Bend County
- Exhibit J: MSRB Rule G-10 Notice