

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

Minutes of Meeting of Board of Directors  
February 4, 2026

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 February 4, 2026, 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.

Also present were: Sherri Greenwood of Forvis Mazars, LLP ("Forvis"); Darrell Hawthorne 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 and Elizabeth Reeves of Inframark, LLC ("Inframark"); Kim Cosco and Cheyenne Evans of Champions Hydro-Lawn, Inc. ("Champions"); Jeremy Roach and Wouter Blakborn of Apollo IT Consulting ("Apollo"); Ken Farrar of Best Trash, Inc. ("Best Trash"); Justin Klump of Storm Water Solutions, LLC ("SWS"); a member of the public attending virtually via zoom; and Kate Henderson and Kate Gribble of Schwartz, Page & Harding, L.L.P. ("SPH"). Ms. Evans and Mr. Roach entered the meeting after it was 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 January 7, 2026. After discussion, Director Battistini moved that the minutes for the January 7, 2026, Board meeting be approved, as written. Director Gupta seconded said motion, which unanimously carried.

## **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 February 4, 2026, prepared by Champions, for Little Prong Creek ("LPC") and corresponding photographs, a copy of which is attached hereto as **Exhibit A**. He noted that no action was required by the Board in connection with the D&D Report.

## **AUDIT REPORT FOR FISCAL YEAR ENDED SEPTEMBER 30, 2025**

The Board next reviewed and considered approval of the District's audit report for the fiscal year ended September 30, 2025. In connection therewith, Ms. Greenwood presented and reviewed in detail with the Board a draft of the audit report prepared by Forvis, together with a draft Management Letter concerning the Board's internal controls over financial reporting and draft management's response to same, copies of which are attached hereto as **Exhibit B**. Ms. Greenwood advised the Board that the Management Letter is being submitted in connection with the requirements of Statement on Auditing Standards No. 115. After discussion, it was moved by Director Battistini, seconded by Director Gupta and unanimously carried, that (i) the audit report for the fiscal year ended September 30, 2025, be approved, subject to final review and comments by the District's consultants, (ii) the draft management response be approved, as presented, and that same be included in the final Management Letter, (iii) the President be authorized to execute the Annual Filing Affidavit on behalf of the Board and the District, and (iv) such audit report and Annual Filing Affidavit be filed with the appropriate governmental authorities, including the Texas Commission on Environmental Quality ("TCEQ").

## **AUTHORIZE CONTINUING DISCLOSURE REPORT**

The Board next considered authorizing the preparation of the District's annual Continuing Disclosure Report due March 30, 2026, in connection with the District's outstanding bonds. Ms. Henderson advised the Board that, once the District's Audit Report for the fiscal year ended September 30, 2025, has been finalized, the District's Continuing Disclosure Counsel, McCall, Parkhurst & Horton L.L.P. ("McCall Parkhurst"), will prepare and file the annual Continuing Disclosure Report with the appropriate repositories prior to the due date of March 30, 2026. After discussion on the matter, it was moved by Director Eynon, seconded by Director Handal and unanimously carried, that McCall Parkhurst be authorized to prepare the District's annual Continuing Disclosure Report for the fiscal year ended September 30, 2025, and file same with the appropriate repositories prior to the due date of March 30, 2026.

## **BOOKKEEPER'S REPORT**

Mr. Hawthorne presented to and reviewed with the Board the Bookkeeper's Report prepared by MAC dated February 4, 2026, a copy of which is attached hereto as **Exhibit C**. Following discussion, it was moved by Director Battistini that the Bookkeeper's Report be approved and the disbursements identified therein be approved for payment. Director Eynon 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 January 31, 2026, a copy of which is attached hereto as **Exhibit D**. Following discussion, it was moved by Director Gupta, seconded by Director Battistini and unanimously carried, that the Tax Assessor-Collector Report be approved as presented and that the disbursements identified therein be approved for payment.

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

Ms. Henderson next discussed with the Board the annual update of a list of businesses in the District in compliance with the District's SPA with the COH. She advised the Board that B&A Municipal Tax Service, LLC has updated the list of businesses located within the District's SPA boundaries and submitted same to the COH prior to the January 31, 2026, deadline.

## **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 FBCCO Activity Report as it was noted no report was received.

## **ENGINEER'S REPORT**

Mr. Safe presented to and reviewed with the Board a written Engineer's Report dated February 4, 2026, a copy of which is attached hereto as **Exhibit E**, relative to the status of various engineering and construction projects within the District, and discussed the matters contained therein. He noted that no action was required by the Board in connection with the Engineer's Report.

## **RESOLUTION ADOPTING PREVAILING WAGE RATE SCALE**

The Board deferred consideration of a Resolution Adopting Prevailing Wage Rate Scale for Construction Projects at this time.

## **RESOLUTION CONCERNING DEVELOPED DISTRICT STATUS FOR 2026**

The Board deferred consideration of a Resolution Concerning Developed District Status at this time.

Ms. Evans entered the meeting during the above discussion.

## **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 utility bill insert regarding stormwater runoff and prevention of stormwater pollution, attached hereto as **Exhibit F**, which is to be included in upcoming water bills to District customers. Mr. Klump then presented to and received with the Board the Year 1 Annual Report relative to the District's SWMP (the "Annual Report"), a copy of which is included with **Exhibit F**. Following discussion, Director Eynon moved that the Board (i) approve the Annual Report and the Board President be authorized to execute the Annual Report on behalf of the Board and District, and (ii) the utility bill insert prepared by SWS be approved and distributed to District residents in upcoming water bills and on the District's website. Director Battistini seconded said motion, which unanimously carried.

Mr. Klump next presented to and reviewed with the Board a summary of the SWMP Year 1 Goals and Training (the "Training Summary"), a copy of which is included with **Exhibit F**, and began his first training session (of two required sessions each year) with the Board and other District consultants. Mr. Klump then explained the importance of keeping household hazardous waste, pet waste, and yard waste out of the storm sewers, to prevent adding to bacterial impairment. He then continued with the training, thoroughly explaining the source of bacteria and outlining the program elements of the SWMP that deal with these sources.

## **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 December 2025, a copy of which is attached hereto as **Exhibit G**. Ms. Mouton then reported that the District had approximately 93% water accountably for the reporting period and discussed repairs made throughout the District. Ms. Mouton next discussed back charges to builders. In connection therewith, she advised that Seven Meadows Community Association, Inc. has confirmed payment of the water bill for the water loss incurred as a result of damage to the main water line near Netleaf Garden Drive and Chamomile Meadow Trail would be received no later than February 6, 2026. She next informed the Board that Inframark has contacted EZEE Fiber and MP Technologies, LLC – Texas ("MPT") regarding payment of their back charges, but has not received any correspondence from MPT. Ms. Mouton recommended that the District move the MPT charges to collections.

Ms. Mouton then presented to and reviewed with a revised proposal for sanitary manhole surveying to include the sections located in the Year 3 of 5 Sanitary Sewer Televising and Cleaning Project, a copy of which is included with the O&M Report, and reminded the Board that they approved the project at last month's Board meeting. Following discussion, the Board concurred to approve the revised proposal as presented, and it was moved by Director Gupta, seconded by Director Handal, and unanimously carried, that the Board authorize Inframark to refer the MPT builder account to collections, as recommended by Inframark.

## **PARKS FACILITIES REPORT**

Ms. Evans next presented to and reviewed with the Board a Parks Report dated February

2026, prepared by Champions, for the District's Family Park and Dog Park (the "Parks"), a copy of which is attached hereto as **Exhibit H**. She advised the Board the shrubs at the Dog Park that border commercial property, which had been discussed at last month's meeting, had been trimmed by someone other than Champions.

Ms. Evans then presented to and reviewed with the Board two (2) proposals for tree trimming and removal at the Parks, one (1) proposal for backflow preventor replacements, and one (1) proposal for irrigation repairs, copies of which are included with **Exhibit H**. She also provided the Board with renderings of the signs and benches to be replaced at the Parks, copies of which are included with **Exhibit H**. Following discussion, it was moved by Director Eynon, seconded by Director Battistini, and unanimously carried, that the Board approve (i) proposal #33744 for sign installations and replacements in the amount of \$6,800.00, (ii) proposal #35933 for backflow preventor replacements in the amount of \$5,323.60, (iii) proposal #35820 for tree trimming and removal at the District's Family Park in the amount of \$13,190.00, and (iv) proposal # 35818 for tree trimming and removal at the District's Dog Park in the amount of \$9,150.00. The Board deferred consideration of irrigation repairs in proposal #35402 and requested that Champions confirm there is no additional damage to the irrigation system following the freeze.

Ms. Greenwood and Mr. Klump exited the meeting during the above discussion.

Mr. Roach entered the meeting during the above discussion.

**AUTHORIZE INFRAMARK 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 TCEQ 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 Battistini, seconded by Director Eynon and unanimously carried, that Inframark be authorized and directed to provide certain required information to districts which received water from the District during 2026, the prior calendar year relative to the annual CCR, and to prepare a draft of the District's CCR for the Board's approval.

**RESOLUTION APPROVING SUBMITTAL OF THE WATER SMART APPLICATION FOR INCLUSION IN THE ASSOCIATION OF WATER BOARD DIRECTORS WATER SMART PARTNERS PROGRAM**

Ms. Henderson presented to and reviewed with the Board a Resolution Approving Submittal of the Water Smart Application for Inclusion in the Association of Water Board Directors Water Smart Partners Program, which is attached hereto as **Exhibit I**. After discussion on the matter, Director Battistini moved that (i) the Resolution be approved, and the President be authorized to executed and the Secretary to attest same on behalf of the Board and the District, (ii)

Inframark be authorized to prepare the Water Smart Application for the District's Water Smart Partners Program membership, and (iii) Inframark be authorized to submit said Water Smart Application to the Association of Water Board Directors on behalf of the District. Director Handal seconded said motion, which unanimously carried.

### **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 NOTIFICATION MESSAGING MATTERS**

The Board next considered the continued operation of the District's website and its mass notification system. In that regard, Mr. Roach presented to and reviewed with the Board a Quarterly Analytics Report, a copy of which is attached hereto as **Exhibit J**, detailing trends in traffic to the District's website and the enrollment and usage of the notification system. After discussion, the Board noted that no action was required on its part in connection with the Quarterly Analytics Report at this time.

### **RENEWAL OF INSURANCE COVERAGES**

Ms. Henderson addressed the Board concerning the solicitation of proposals in connection with the renewal of the District's insurance coverages that expire on March 31, 2026. Following discussion, the Board concurred to solicit an additional proposal for insurance from Arthur J. Gallagher & Co., for the Board's consideration at next month's Board meeting.

### **PROPOSALS FOR RESIDENTIAL GARBAGE COLLECTION AND RECYCLING SERVICES**

Mr. Farrar next presented to and reviewed with the Board a proposal provided by Best Trash for garbage and recycling services, a copy of which is attached hereto as **Exhibit K**, and discussed with the Board revised terms and pricing being offered by Best Trash for a five (5) year term. Following discussion, the Board deferred consideration of a proposal for garbage and recycling services at this time.

### **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. In connection therewith, Ms. Henderson advised the Board that notice of the Election must be given in accordance with the requirements of the Texas Election Code. Ms. Henderson advised the Board that notice of the Election could be given by one or more of the following methods: (i) publishing the notice in a newspaper published in the territory of the District or of general circulation in the District at least ten (10) days before the election, but not more than thirty (30) days before the election; (ii) posting the notice at a public place in each County election precinct that overlaps the District at least twenty-one (21) days before the election; or (iii) mailing the notice to each registered voter in the District at least ten (10) days before the

election. She further advised that, in addition to the above, notice must be posted on the District's website at least twenty-one (21) days before the election. Following discussion of the options, the Board concurred that notice of the Election be given by posting same at a public place in each County election precinct that overlaps the District and on the District's website.

**ATTORNEY'S REPORT**

The Board considered the attorney's report. In connection therewith, Ms. Henderson updated the Board on her communications with CenterPoint Energy ("CenterPoint"). She next advised the Board that Champions had completed the annual inspection of District facilities in connection with the Maintenance Agreement between the District and Seven Meadows.

Ms. Henderson next reminded the Board the North Fort Bend Water Authority ("NFBWA") has requested nominations of a candidate for the NFBWA director terms ending in 2026. Following discussion, the Board deferred a nomination to the NFBWA Board of Directors at this time.

**CLOSED SESSION**

The Board announced at 2:55 p.m. that it would convene in Closed Session, as authorized pursuant to Texas Government Code, Section 551.071 to discuss matters protected by attorney-client privilege. All those in attendance with the exception of the Board, Ms. Gribble and Ms. Henderson exited the meeting at this time.

**RECONVENE IN OPEN SESSION**

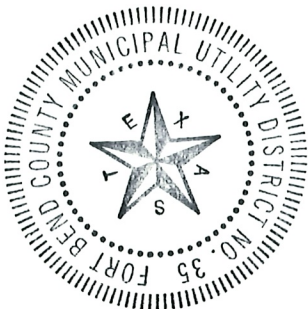
The Board reconvened in Open Session at 3:07 p.m. with the Board, Ms. Gribble, and Ms. Henderson in attendance. No action was taken with regard to matters discussed in Closed Session.

**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 Handal moved that the meeting be adjourned. Director Battistini seconded said motion, which unanimously carried.



  
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Secretary, Board of Directors

## Table of Exhibits

- Exhibit A: Detention and Drainage Facilities Report
- Exhibit B: Draft Audit Report; draft Management Letter and management's response
- Exhibit C: Bookkeeper's Report
- Exhibit D: Tax Assessor-Collector's Report
- Exhibit E: Engineer's Report
- Exhibit F: Storm Water Management Plan Goals & Training
- Exhibit G: Operations and Maintenance Report
- Exhibit H: Parks Report
- Exhibit I: Resolution Approving Submittal of the Water Smart Application for Inclusion in the Association of Water Board Directors Water Smart Partners Program
- Exhibit J: District Website and Messaging Analytics Report
- Exhibit K: Best Trash Proposal for Garbage and Recycling Services