

**MINUTES OF REGULAR MEETING OF  
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 25  
OF FORT BEND COUNTY, TEXAS**

**February 19, 2026**

The Board of Directors (the “Board”) of Fort Bend County Municipal Utility District No. 25, of Fort Bend County, Texas (the “District”), met in regular session, open to the public, on the 19<sup>th</sup> day of February, 2026, at a regular meeting place thereof, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Jeffery Williams	President
Syed Wasim	Vice President
Mustafa Asif	Assistant Vice President
Brian Addicks	Secretary/Investment Officer
Jabirul Quadir	Assistant Secretary

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

Also present during all or a portion of the meeting were: Leonela Ruvalcaba, Executive General Manager; Dominique Reddick, Director of Financial Services; José Cabrera, Project Manager/Regulatory Compliance; David Nguyen, Director of Information Technology; Hector Pena with Ardurra Group Inc. (“Ardurra”), engineer for the District; Deputy Jeff Martinez with the Fort Bend County Sheriff's Office; Jared Welsh of Masterson Advisors LLC, financial advisor for the District; Shana Cutaia and Joshua Cutaia, members of the public; Terrie Sechrist of Wallace & Philbin, L.L.P., attorneys for the District. David Patterson with Assessments of the Southwest (“ASW”), tax assessor/collector for the District (via Zoom); and Chris Canonico with Ardurra (via Zoom).

**MINUTES**

The Board first considered approval of the minutes of its regular meeting held on January 15, 2026. After discussion, Director Williams made a motion to approve the minutes of the January 15, 2026, Board meeting, as presented. Director Wasim seconded the motion and it carried unanimously.

**PUBLIC COMMENTS**

There were no public comments.

**DEVELOPER’S REPORT**

Mr. Pena stated that he had no information to report on this agenda item.

**TAX ASSESSOR/COLLECTOR’S REPORT**

Mr. Patterson then presented the Tax Assessor/Collector’s Report for January 2025 (the “Tax Report”), a copy of which is attached hereto as Exhibit "A". He reported that 76.75% of the District’s 2025 tax levy and 99.08% of the District’s 2024 tax levy had been collected as of January 31, 2026.

Mr. Patterson next reviewed transfers to and disbursements from the tax account. He also reviewed the delinquent tax roll, a copy of which is included in Exhibit "A".

After discussion, Director Williams made a motion to accept the Tax Report and authorize payment of all disbursements listed thereon or otherwise presented at the meeting. Director Addicks seconded the motion, and it carried unanimously.

Jared Welsh then presented the tax exemption analysis (the "Exemption Analysis") for 2026, a copy of which is attached hereto as Exhibit "B". Ms. Sechrist then presented the Resolution Concerning Exemptions from Taxation for the 2026 Tax Year (the "Exemption Resolution") listing a \$20,000 exemption for the residence homesteads of those aged 65 or older or disabled, and a 1.5% general homestead exemption. After discussion, Director Addicks made a motion to accept the Exemption Analysis and adopt the Exemption Resolution as revised to approve a 2.5% general homestead exemption. Director Williams seconded the motion, and it carried by a vote of 3 to 1, with Director Asif voting against the motion.

Ms. Sechrist next presented the Resolution Implementing 20% Penalty on 2025 Delinquent Taxes and Contracting with Attorneys to Collect Delinquent Taxes (the "Delinquent Tax Penalty Resolution"). After discussion, Director Addicks made a motion to adopt the Delinquent Tax Penalty Resolution. Director Williams seconded the motion, and it carried by unanimous vote.

Finally, Ms. Sechrist presented the Resolution Concerning Tax Collection Procedures (the "Tax Collection Resolution"). After discussion, Director Addicks made a motion to adopt the Tax Collection Resolution. Director Williams seconded the motion, and it carried by unanimous vote.

### **DELINQUENT TAX ATTORNEY'S REPORT**

Ms. Ruvalcaba next presented the Delinquent Tax Attorney's Report (the "Delinquent Tax Report"), a copy of which is attached hereto as Exhibit "C". She stated that no Board action was required on this agenda item.

### **ENGINEER'S REPORT**

Mr. Pena then presented the Engineer's Report prepared by Ardurra (the "Engineer's Report"), a copy of which is attached hereto as Exhibit "D". He stated there were no Board action items to discuss.

Mr. Pena next presented Pay Application No. 15 for the Phase 2 rehabilitation of Wastewater Treatment Plants Nos. 1 and 2 (the "STP Phase 2 Rehabilitation Project") in the amount of \$9,500.00 and Pay Application No. 16 and Final in the amount of \$204,519.77 submitted by Industrial TX Corp. Mr. Pena stated that Ardurra recommends approval of these Pay Applications.

Mr. Pena then presented Task Order No. E-75 for the Water Well No. 3 pump replacement (the "Task Order E-75") in an amount not to exceed \$18,500 in engineering fees.

#### **A. Permit Amendments and renewals**

Mr. Pena stated that he had no information to report on this agenda item.

**B. Capacity analysis**

Mr. Pena stated that he had no information to report on this agenda item.

**C. Authorize and/or approve Bond application reports**

Mr. Pena stated that he had no information to report on this agenda item.

**D. Construction of non-capital projects**

Mr. Pena stated that he had no information to report on this agenda item.

**E. Coordination of projects with Project Management Engineer**

Mr. Pena stated that he had no information to report on this agenda item.

**F. Developer projects, new development, and requests for service**

Mr. Pena stated that he had no additional information to report on this agenda item.

**G. Authorize and/or concur with the design, advertisement for bids and/or award of contracts for the construction of water, sanitary sewer and drainage or other facilities within the District**

Mr. Pena stated that he had no information to report on this agenda item.

**H. Approve and/or concur in the approval of pay estimates and change orders on current construction projects within the District**

Mr. Pena stated that he had no information to report on this agenda item.

**I. Grant or accept site and/or easement conveyances for facilities constructed or to be constructed for or on behalf of the District.**

Mr. Pena stated that he had no information to report on this agenda item.

**J. Grant or consent to easements over District property**

Mr. Pena stated that he had no information to report on this agenda item.

**K. Review status of the developments within the District**

Mr. Pena stated that he had no information to report on this agenda item.

**L. Review summary of pending projects, including the status thereof**

Mr. Pena stated that he had no information to report on this agenda item.

**M. Procedures planned for remediation and recovery**

Mr. Pena stated that he had no information to report on this agenda item.

**N. Evaluation planned to determine status of storm drainage systems**

Mr. Pena stated that he had no information to report on this agenda item.

**O. Reimbursement and payment options**

Mr. Pena stated that he had no information to report under this agenda item.

After discussion, Director Addicks made a motion, seconded by Director Wasim to: (1) accept the Engineer's Report; (ii) approve Pay Application 15 for the STP Phase 2 Rehabilitation Project; (iii) approve Pay Application 16 and Final for the STP Phase 2 Rehabilitation Project; and (iv) approve Task Order E-75 subject to review by the District's staff and attorney. The motion carried by unanimous vote.

**ATTORNEY'S REPORT**

**A. Consider requests for annexation of land into the District and authorize all appropriate action, including acceptance of annexation petitions from landowners, execution of petitions to the City of Houston for consent to annexation, adoption of Order(s) Adding Land into the District and approval of Amendment to District Information Form**

Ms. Sechrist stated that she had no information to report on this agenda item.

**B. Approval of utility commitment letters**

Ms. Sechrist stated that she had no information to report on this agenda item.

**C. Approval of developer reimbursement agreements**

Ms. Sechrist stated that she had no information to report on this agenda item.

**D. Approval of resolutions to the Texas Commission on Environmental Quality (the "TCEQ") regarding the release of escrowed funds, the use of surplus funds or a change in use of funds**

Ms. Sechrist stated that she had no information to report on this agenda item.

**E. Approval of the audit of reimbursements to be made to a developer from the proceeds of the sale of the District's Bonds**

Ms. Sechrist stated that she had no information to report on this agenda item.

**F. Adopt amendments to the District's Rate Order**

Ms. Sechrist stated that she had no information to report on this agenda item.

**G. Certification of Unopposed Candidates**

Ms. Sechrist presented the Certification of Unopposed Candidates relating to the May 2, 2026, Directors Election. She informed the Board that all deadlines for filing applications had passed.

Ms. Sechrist then presented the Order Declaring Unopposed Candidates Elected to Office and Cancelling Directors Election (the "Election Cancellation Order"). After discussion, Director Asif made a motion, seconded by Director Wasim, to approve the Certification of Unopposed Candidates and to adopt the Election Cancellation Order. The motion carried by unanimous vote.

**GENERAL MANAGER'S REPORT**

**A. Operations and Projects Reports, including:**

- (i) Overall Field Operations Report;
- (ii) Illegal Hookups and/or violations of the District's Rate Order;
- (iii) Construction, Engineering, and project updates;
- (iv) Other Operations issues;
- (v) General Operations issues;
- (vi) General construction issues;
- (vii) Detention and outfall updates; and
- (viii) QLIP items.

Mr. Cabrera next presented the monthly Field Operations Report, and the Construction and Projects Summary Report, copies of which are attached hereto as part of Exhibit "E". He reported that water accountability in the District was 98% for January. He then informed the Board that an operator had backed into a mailbox with the trailer. He stated that spotters are now required when a District truck with a trailer is being backed up.

**B. Building Maintenance and Landscaping/Grounds Maintenance Items, including:**

- (i) General building items; and
- (ii) General landscape and grounds items.

Mr. Cabrera next presented the Building Maintenance Report, a copy of which is attached hereto as part of Exhibit "F".

After discussion, a motion was made by Director Addicks to accept the Field Operations Report, the Construction and Projects Summary Report, and the Building and Maintenance Report. The motion was seconded by Director Wasim and carried by unanimous vote.

**C. Billing & Collections Report, including:**

- (i) Conduct hearing and authorize termination of water service to delinquent accounts;
- (ii) Review of customer communications regarding billing issues;
- (iii) Consider Rate Order issues; and
- (iv) Consider other actions or issues associated with billing.

Ms. Ruvalcaba next presented the Billing and Collections Report. The Board then conducted a hearing regarding water and sewer service terminations. Ms. Ruvalcaba informed the Board that the customers on the Termination List were delinquent in the payment of their utility bills and were given written notification at least seven (7) days prior to the meeting of the opportunity to appear before the Board to explain, contest or correct their utility bills and to show reason why utility service should not be terminated for reason of non-payment.

After discussion, a motion was made by Director Wasim to accept the Billing and Collections Report and to authorize termination of delinquent accounts that have not paid in accordance with the District's Rate Order or an approved payment plan. The motion was seconded by Director Williams and carried by unanimous vote.

**D. Information Technology Report and other information to include:**

- (i) **Fixed Network Update (meter reads and analytics); and**
- (ii) **Other Information Technology related items.**

Mr. Nguyen then informed the Board that he had received a proposal from Userway to provide an accessibility application for the District's website ADA compliance requirement. He stated Userway's proposal was lower than other options and it offered a five year subscription with no rate increase.

After further discussion, a motion was made by Director Wasim, seconded by Director Williams, to approve the five year subscription proposal with Userway and to accept the Information Technology Report. The motion carried by unanimous vote.

**E. Financial Services Report, including:**

- (i) **Approve the District Bookkeeper's Report, the Investment Report and other Financial Reports and payment of bills.**

Mr. Reddick then presented the bookkeeper's report, a list of bills presented for payment, a summary of the District's budget and expenditures, and an investment report prepared in accordance with the Public Funds Investment Act (collectively, the "Bookkeeper's Report"), a copy of which is attached hereto as **Exhibit "G"**. He next informed the Board that the 2025 Audit Report had been filed timely with the Texas Commission on Environmental Quality and would be posted on the District's website.

After discussion, a motion was made by Director Wasim to accept the Bookkeeper's Report. The motion was seconded by Director Addicks and carried by unanimous vote.

**F. Human Resources, Operations Group Goals, Policies and General Policy matters, including:**

- (i) **Update, review, and approve, if appropriate, Policy Manuals, SOPs, etc.; and**
- (ii) **Any other matters deemed appropriate and related to overall Administrative items, Human Resources, etc.**

Ms. Ruvalcaba stated that she had no information to report under these agenda items.

**G. Risk Management Policies, Regulatory Compliance Matters, Standard Operations Procedures (SOPs), Red Flag Policies, Safety Reports, Group Goals, and other related administrative items, including:**

- (i) Approve SOPs presented;
- (ii) Approve any policy changes and/or amendments;
- (iii) Ongoing training items;
- (iv) Community Projects and Communication;
- (v) Risk Management items;
- (vi) Review and approve first quarter results of Group Goals for fiscal year 2025-2026;

Ms. Ruvalcaba stated that she had no information to report under these agenda items.

- (vii) Status of GRP subsidence report; and
- (viii) Approve Annual Drought Contingency Plan.

Mr. Cabrera stated that he had no information to report under these agenda items.

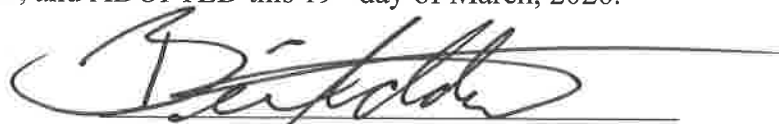
**H. Executive Management Reports to include Financial/Budget, Group Goals, Strategic, Legal, Engineering, Project, and Future Strategic Planning updates, including:**

- (i) General legal items;
- (ii) General engineering items;
- (iii) General project items; and
- (iv) Future/Strategic Planning Issues (overall).

Ms. Ruvalcaba stated that she had no information to report under these agenda items.

After further discussion, a motion was made by Director Asif to adjourn the meeting. The motion was seconded by Director Addicks and carried unanimously.

PASSED, APPROVED, and ADOPTED this 19<sup>th</sup> day of March, 2026.



Secretary, Board of Directors

(DISTRICT SEAL)

