MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 151

August 24, 2026

The Board of Directors (the "Board") of Fort Bend County Municipal Utility District No. 151 (the "District") met in regular session, open to the public, on the 24th day of August, 2026, at the offices of Inframark LLC, 2002 West Grand Parkway North, Suite 100, Katy, TX 77449, outside the boundaries of the District, and the roll was called of the members of the Board:

Keith Gier	President
Jay Kelly	Vice President
Cory McFarland	Secretary
Jared Ciarella	Assistant Secretary
Russ Poppe	Assistant Vice President

and all of the above were present, thus constituting a quorum.

Also present at the meeting were Brian Hooton of EnGo Planet; Dane Turner and Jamie Cunningham of Best Trash LLC ("Best Trash"); Avni Patel of Forvis Mazars, LLP ("Forvis"); Anthea Moran of Masterson Advisors LLC; Craig Davis of On-Site Protection, LLC ("On-Site"); Nathan Brown of Storm Water Solutions LLC ("SWS"); John Boyd of Terry's Landscape & Design ("Terry's"); Sarah Wheeler of Triton Consulting Group, Inc. ("Triton"); Rene Nunez of EHRA Engineering ("EHRA"); Kristy Schoonover of Tax Tech, Inc.; Jorge Diaz of McLennan & Associates, L.P.; Missy Steadman of Inframark Water & Infrastructure Services ("Inframark"); Lisa Bonham and Alyvia McEwen of Quiddity Engineering, LLC ("Quiddity"); and Angela Lutz, Audrey Briscoe and Kathryn Mercado of Allen Boone Humphries Robinson LLP ("ABHR").

COMMENTS FROM THE PUBLIC

The Board discussed a resident's concerns regarding a tree growing between their back fence and District facilities. The resident requested that the District assist in removing their fence and the tree. After discussion, the Board concurred to authorize Terry's to conduct a site visit and present a recommendation at the September parks meeting.

CONSENT AGENDA

Ms. Briscoe asked if any Board member wished to remove items from the consent agenda for individual discussion. Director Gier requested that agenda items 2.b. and 2.e. be removed from the consent agenda. After discussion, Director Gier moved to approve all items on the consent agenda, except items 2.b. and 2.e., including: (1) the minutes of the July 9, 2026, special meeting, July 27, 2026, regular meeting, and July 30, 2026, special

meeting; (2) the arbitrage rebate report ; (3) the tax assessor's report; and (4) direct that, where appropriate, items are filed appropriately and retained in the District's official records. Director McFarland seconded the motion, which passed unanimously. Copies of all reports approved as part of the consent agenda are attached.

ITEMS REMOVED FROM CONSENT AGENDA

GARBAGE COLLECTION AND RECYCLING SERVICES

The Board discussed resident concerns regarding the untimely replacement of garbage containers and decrease in customer service. Mr. Turner noted that Best Trash terminated the contract with the previous container supplier and engaged a new company. Mr. Cunningham reported that over half of the resident requests to replace containers have been addressed, and the remaining requests will be addressed this Wednesday. After discussion, the Board directed Triton to upload a post notifying residents of upcoming container replacements.

MAINTENANCE AND MOWING OF DISTRICT FACILITIES

Mr. Brown reviewed the maintenance and mowing report, a copy of which is attached.

Mr. Brown presented a proposal in the amount of $18,725.50, submitted by SWS, for the partial repair of the central drainage channel outfall. A copy of the proposal is attached to the report.

Mr. Brown presented a proposal in the amount of $91,975.00, submitted by SWS, for spin casting repairs of the central drainage channel outfall. A copy of the proposal is attached to the report.

Mr. Brown presented a proposal in the amount of $88,075.00, submitted by SWS, to replace the central drainage channel outfall with polymer coated CMP. A copy of the proposal is attached to the report.

After review and discussion, Director Gier moved to: (1) approve the maintenance and mowing report; and (2) approve the proposal in the amount of $88,075.00 to replace the central drainage channel outfall with polymer coated CMP. Director McFarland seconded the motion, which passed unanimously. The Board did not take action on the proposals in the amounts of $18,725.50 and $91,975.00.

ENGAGE AUDITOR

Ms. Patel presented and reviewed an engagement letter for Forvis to prepare the District's audit for the fiscal year ending August 31, 2026, for an estimated cost of

$26,900.00 plus $1,300 for administrative expenses. After review and discussion, Director Gier moved to engage Forvis to conduct the District's audit for the fiscal year ending August 31, 2026. Director Kelly seconded the motion, which passed unanimously.

DISTRICT SECURITY MATTERS

Mr. Craig reviewed the security report, a copy of which is attached. After discussion, the Board directed Triton to coordinate with On-Site to post pictures of the patrol cars being used throughout the District.

BOOKKEEPING MATTERS

Mr. Diaz presented the bookkeeper's report, including the investment report and bills presented for payment, a copy of which is attached.

The Board reviewed and discussed the draft budget for fiscal year end August 31, 2027, a copy of which is attached to the bookkeeper's report. The Board concurred to table discussion until later in the meeting.

After review and discussion, Director McFarland moved to approve the bookkeeper's report and payment of the bills. Director Ciarella seconded the motion, which passed unanimously.

DISCUSS 2026 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

Ms. Moran discussed the two-step process for setting the District's tax rate and the Board considered the District's 2026 tax rate. She distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2026 debt service tax rate of $0.31 per $100 of assessed valuation, based on the District's initial 2026 certified value of $1,880,486,701. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate.

Following review and discussion, Director McFarland moved to: (1) set the public hearing date for September 28, 2026, and (2) authorize the tax assessor/collector to publish notice in the *Katy Times* of the District's meeting on September 28,2026, to set the proposed 2026 total tax rate of $0.69 per $100 of assessed valuation, with $0.31 allocated for debt service and $0.38 allocated for operations and maintenance. Director Gier seconded the motion, which passed unanimously.

BOOKKEEPING MATTERS CONTINUED

The Board further reviewed and discussed the draft budget for fiscal year end August 31, 2027, a copy of which is attached to the bookkeeper's report. After review and discussion, Director McFarland moved to adopt the budget for fiscal year end August

31, 2027, as presented. Director Gier seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Ms. Bonham reviewed the engineering report, a copy of which is attached.

Ms. Bonham provided an update regarding the status of the Texas Department of Transportation sound wall/FM 1463 road widening project, as detailed in the report.

Ms. Bonham provided an update regarding the 2024 Wastewater Treatment Plant Improvements, noting there are no pay estimates for consideration.

Ms. Bonham reported on ten bids received for Lift Station No. 2 Improvements. She recommended award of the contract to the lowest bidder, McDonald Municipal & Industrial – a Division of C.F. McDonald Electric, Inc. ("McDonald") for the contract amount of $478,064.00. The Board concurred that, in its judgment, McDonald was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

Ms. Bonham provided an update on the Reclaimed Water Irrigation System Expansion. She reviewed a scope memo submitted by Quiddity to perform bid phase services for the project in the amount of $9,000.00, a copy of which is attached to the report.

Ms. Bonham provided an update regarding the Improvements at West Detention Parking Lot, stating that bids will be received on September 3, 2026.

Ms. Bonham provided an update regarding the Phase I Recreational Improvements, stating that Quiddity will prepare scope memos related to the projects to be presented at a future meeting.

Ms. Bonham provided an update regarding the 2026 Sanitary Sewer Cleaning & Televising. She presented and recommended approval of Change Order No. 1 in the amount of $18,270.00, as an increase to the contract with Amar Contractors, LLC ("Amar"), for quantity adjustments. Following review and discussion, and based on the engineer's recommendation, the Board determined that Change Order No. 1 is beneficial to the District. Ms. Bonham then presented and recommended approval of Pay Estimate No. 1 in the amount of $13,055.49, payable to Amar.

Ms. Bonham provided an update regarding the North and West Firethorne Pedestrian Crossings, stating that plans were submitted to Fort Bend County ("FBC") Engineering for review.

Ms. Bonham stated that FBC is preparing a maintenance agreement with the District for the installed radar signs.

Ms. Bonham provided an update regarding the Crossover Road project, stating that Quiddity reviewed the revised plans and provided comments.

Ms. Bonham provided an update regarding the North Firethorne Road and West Firethorne Road Crossings, stating that plans were submitted to FBC for review. Mr. Hooton discussed lighting options for the new crossings.

After review and discussion, Director Ciarella moved to: (1) approve the engineering report; (2) award the contract for Lift Station No. 2 Improvements to McDonald, in the amount of $478,064.00, subject to receipt of the payment and performance bonds, and the certificate(s) of insurance and endorsements, if any, provided by the contractor; (3) approve the scope memo submitted by Quiddity to perform bid phase services for the Reclaimed Water Irrigation System Expansion in the amount of $9,000.00; (4) approve Change Order No. 1 to increase the contract amount by $18,270.00, payable to Amar, for quantity adjustments; and (5) approve Pay Estimate No. 1 in the amount of $13,055.49, payable to Amar. Director Kelly seconded the motion, which passed unanimously.

TCEQ PHASE II SMALL MS4 GENERAL PERMIT

Ms. Bonham reported that Quiddity performed services in accordance with the Permit Year 1 of the storm water management program for the month of July. She requested Board authorization for Quiddity to coordinate with Triton and Inframark to distribute the stormwater educational flyer and MS4 survey. After review and discussion, Director Ciarella moved to authorize Quiddity to coordinate with Triton and Inframark to distribution the stormwater educational flyer and MS4 survey. Director Kelly seconded the motion, which passed unanimously.

PARK AND LANDSCAPE MATTERS

Mr. Boyd reviewed the park and landscape maintenance report, a copy of which is attached, and updated the Board on the status of previously approved projects.

PARK AND LANDSCAPE DEVELOPMENT MATTERS

Mr. Nunez reviewed the landscape architect report, a copy of which is attached.

OPERATION OF DISTRICT FACILITIES

Ms. Steadman reviewed the operations report and provided an update regarding previously approved projects. A copy of the report is attached.

Ms. Steadman presented the following proposals submitted by Inframark: (i) in the amount of $198,247.00 to replace 1,597 smart meters with blank screens, under

warranty; and (ii) in the amount of $207,968.00 to replace 776 smart meters with active screens. Copies of the proposals are attached to the report.

Ms. Steadman reviewed the list of delinquent accounts and reported that the persons on the termination list provided to the Directors were mailed written notice prior to this meeting in accordance with the District's Rate Order, notifying them of the opportunity to appear before the Board to explain, contest, or correct the utility service bill and show reason why utility service should not be terminated for reason of nonpayment. The Board conducted a hearing on the termination of utility service to delinquent accounts.

After review and discussion, Director Gier moved to: (1) approve the operator's report; (2) approve the proposal in the amount of $198,247.00, submitted by Inframark, to replace 1,597 smart meters with blank screens, under warranty; and (3) authorize termination of service to the delinquent accounts presented if payment is not received prior to scheduled termination since none of the residents on the termination list were either present at the meeting or presented any statement on the matter, in accordance with procedures set forth in the District's Rate Order. Director Kelly seconded the motion, which passed unanimously.

NORTH FORT BEND WATER AUTHORITY ("NFBWA") MATTERS

Ms. Steadman reviewed the NFBWA 2026 Water Provider Conservation Program initiatives.

DISTRICT WEBSITE AND COMMUNICATION MATTERS

Ms. Wheeler reviewed the monthly communications report, a copy of which is attached.

Director Ciarella left the meeting.

ANNEXATION MATTERS

There was no discussion on this agenda item.

REPORTS FROM DIRECTORS AND DISTRICT CONSULTANTS

There was no discussion on this agenda item.

CRISIS MANAGEMENT AND MEDIA RELATIONS PLAN

The Board discussed the Emergency Committee Action Plan and updating contact information to reflect new director information.

ATTORNEY'S REPORT

The Board concurred to hold the next regular meeting on September 28, 2026.

CONVENE IN EXECUTIVE SESSION

The Board convened in execution session at 2:08 p.m. pursuant to Section 551.071, Texas Government Code to conduct a private consultation with attorney. In addition to the Board, Mr. Diaz, Ms. Lutz, Ms. Briscoe, and Ms. Mercado were present during executive session.

RECONVENE IN OPEN SESSION

The Board reconvened in open session at 2:25 p.m.

Following discussion, Director McFarland moved to: (1) approve the Fire Protection Services Agreement, subject to finalization; and (2) authorize ABHR to transmit a copy to the City of Katy. Director Gier seconded the motion, which passed unanimously.

There being no further business to come before the Board, the meeting was adjourned.

(SEAL)



Secretary, Board of Directors

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