

**FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 37**

**MINUTES OF MEETING OF BOARD OF DIRECTORS**

**FEBRUARY 18, 2026**

The Board of Directors (the "Board" or the "Directors") of Fort Bend County Municipal Utility District No. 37 (the "District") met in regular session at 7:00 p.m., at 1301 Misty Bend, Katy, Texas 77494 on Wednesday, February 18, 2026, pursuant to notice of said meeting posted in accordance with Chapter 551 of the Texas Government Code. The roll was called, the members of the Board, to-wit:

Stephen Berckenhoff	President
Jeff Gilliland	Vice President
Larry W. Davis	Secretary
Kenneth L. Comeaux	Assistant Secretary
Greg Murray	Treasurer

All members of the Board were present, thus constituting a quorum. Also attending were Kim Shelnett of Myrtle Cruz, Inc. (the "Bookkeeper" or "MCI"), bookkeeper for the District; Lucian Landreville of Equi-Tax, Inc. (the "Tax Assessor/Collector" or "Equi-Tax"), tax assessor/collector for the District; Randy Davila of Inframark (the "Operator" or "Inframark"), operator for the District; Jon Strange of JNS Engineers LLC (the "Engineer" or "JNS") engineer for the District; Erik Scott with Storm Water Solutions; J. William Petrov II, Attorney of Johnson Petrov LLP (the "Attorney" or "JP"), attorneys for the District and Eric Vanderslice, a resident of the District.

The President, after finding that the notice of the meeting was posted as required by law and determining that a quorum of the Board was present, called the meeting to order and declared it open for such business as may regularly come before it.

1. Public Comment. The President first opened the meeting to public comment concerning the business of the District. Mr. Eric Vanderslice spoke to the Board with concerns regarding garbage collection issues with Best Trash.

2. Approval of Minutes. The Board next considered approval of the regular meeting minutes of January 21, 2026, which was previously distributed to the Board.

Upon motion by Director Gilliland, seconded by Director Murray, after full discussion and with all Directors present voting aye, the Board approved the regular meeting minutes of January 21, 2026, as presented.

3. Storm Water Solutions Report. Mr. Scott reviewed the Storm Water Solutions Report, a copy of which is attached hereto as Exhibit "A". No action was taken at this time.

4. Bookkeeper's Report and Investment Report. Ms. Shelnutt previously distributed the Bookkeeper's Report and Investment Report, copies of which are attached hereto as Exhibit "B". Ms. Shelnutt reviewed the written report and responded to questions.

Upon motion by Director Gilliland, seconded by Director Comeaux, after full discussion and with all Directors present voting aye the Board approved the Bookkeeper's Report and Investment Report, as presented and authorized payment of checks from the Operating Account.

5. Tax Assessor/Collector Report. Mr. Landreville presented and reviewed the Tax Assessor/Collector's Report prepared by Equi-Tax, Inc., a copy of which is attached hereto as Exhibit "C".

a. Mr. Landreville reported that 80.5% of the 2025 taxes and 99.0% of the 2024 taxes had been collected as of January 31, 2026.

b. Mr. Landreville presented check nos. 2545 through 2550 for the Board's approval. Mr. Landreville also responded to questions from the Board.

c. Delinquent Tax Collection Report, prepared by The Thornhill Law Firm, P.C., a copy of which is attached hereto as Exhibit "C-1." Mr. Landreville presented and reviewed the Delinquent Tax Collection Report. No action was needed at this time.

d. Order Determining Ad Valorem Tax Exemptions. Mr. Petrov presented and reviewed with the Board the Order Determining Ad Valorem Tax Exemptions, a copy of which is attached hereto as Exhibit "C-2". Mr. Petrov reminded the Board of the current tax exemptions, including homestead exemptions, exemptions for residents 65 years of age and older, and exemptions for disabled residents. In prior years, the Board granted a homestead exemption of 20% of the appraised value or \$5,000, whichever is greater; a \$10,000 exemption for disabled persons and for persons 65 years of age or older; an exemption for travel trailers with certain size restrictions; and exemptions for certain real and personal property owned by qualified charitable organizations.

Upon motion by Director Gilliland, seconded by Director Comeaux, after full discussion and with all Directors present voting aye, the Board approved the Order Determining Ad Valorem Tax Exemptions.

e. Resolution Authorizing Petition Challenging Appraisal Records. Mr. Petrov presented and reviewed with the Board the Resolution Authorizing Petition Challenging Appraisal Records for the Tax Assessor/Collector to represent the District in filing a protest with the Fort Bend Central Appraisal District ("FBCAD"), a copy of which is attached as Exhibit "C-3". Mr. Petrov stated that this allows Equi-Tax to represent the District in matters before FBCAD.

Upon motion by Director Comeaux, seconded by Director Gilliland, after full discussion and with all Directors present voting aye, the Board the Resolution Authorizing Petition Challenging Appraisal Records.

f. Resolution Implementing Penalty on 2025 Delinquent Taxes and Contracting with Attorneys to Collect Delinquent Taxes. Mr. Petrov presented and reviewed with the Board the

Resolution Implementing Penalty on 2025 Delinquent Taxes and Contracting with Attorneys to Collect Delinquent Taxes, a copy of which is attached as Exhibit "C-4".

Upon motion by Director Comeaux, seconded by Director Murray, after full discussion and with all Directors present voting aye, the Board approved the Resolution Implementing Penalty on 2025 Delinquent Taxes and Contracting with Attorneys to Collect Delinquent Taxes.

Upon motion by Director Gilliland, seconded by Director Comeaux, after full discussion and with all Directors present voting aye, the Board 1) approved the Tax Assessor/Collector's Report, as presented; and 2) authorized payment of check nos. 2545 through 2550 from the Tax Account.

6. Operations Report. Mr. Davila presented the Operations Report, a copy of which is attached hereto as Exhibit "D".

a. Mr. Davila also reported one (1) delinquent accounts scheduled for termination due to non-payment of water and sewer bills and four (4) collection accounts sent to collections. No members of the public wished to comment on termination of water for non-payment of the water and sewer bills.

Upon motion by Director Gilliland, seconded by Director Comeaux, after full discussion and with all Directors present voting aye, the Board (i) authorized the termination of service to one (1) delinquent accounts and to send four (4) collection accounts to collections, pursuant to the District's Rate Order and (ii) approved the Operations Report.

7. Engineer's Report. The Board reviewed the Engineer's Report, a copy of which is attached hereto as Exhibit "E".

Mr. Strange reviewed the Engineer's Report and responded to questions from the Board.

Mr. Strange updated the Board regarding the District's water well/plant and wastewater treatment plant.

Mr. Strange then updated the Board regarding services requests by Developers, stating he received a request from a Developer on the westside of Westheimer Parkway, which is currently owned by Jonathon Yaznuzi of Katy Oaks Development.

Mr. Strange presented and reviewed Change Order No. 1 from Ceballos Construction, LLC for the additional concrete Rip Rap for Buffalo Bayou Erosion Protection at the Ditch Outfall in the amount of \$34,500. Next, Mr. Strange presented and reviewed Change Order No. 2 from Ceballos Construction, LLC to add twelve (12) weep holes for the Concrete Slope Paved Drop Structure Project for the Drainage Ditch at Buffalo Bayou in the amount of \$6,000; and Change Order No. 3 from Ceballos Construction, LLC for additional concrete due to the slopes and grading for the Concrete Slope Paved Drop Structure Project for the Drainage Ditch at Buffalo Bayou in the amount of \$27,500.

Next, Mr. Strange presented and reviewed Pay Estimate No. 1 and Final from Ceballos Construction, LLC for the Rip Rap in the amount of \$118,500 and Pay Estimate No. 2 from

Ceballos Construction, LLC for the drop structure for the District's drainage ditch in the amount of \$108,636.54. JNS recommended the Board approve payment to Ceballos Construction, LLC.

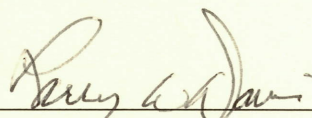
Mr. Strange then requested authorization to submit and request reimbursement to the NFBWA in the amount of \$11,970 for engineering for the month of January 2026 for Disinfection Conversion plans and specifications in accordance with the variance funding agreement with NFBWA.

Upon motion by Director Gilliland, seconded by Director Comeaux, after full discussion and with all Directors present voting aye, the Board approved 1) Change Order No. 1 from Ceballos Construction, LLC for the additional concrete Rip Rap for Buffalo Bayou Erosion Protection at the Ditch Outfall in the amount of \$34,500; 2) Change Order No. 2 from Ceballos Construction, LLC to add twelve (12) weep holes for the Concrete Slope Paved Drop Structure Project for the Drainage Ditch at Buffalo Bayou in the amount of \$6,000; 3) Change Order No. 3 from Ceballos Construction, LLC for additional concrete due to the slopes and grading for the Concrete Slope Paved Drop Structure Project for the Drainage Ditch at Buffalo Bayou in the amount of \$27,500; 4) Pay Estimate No. 1 and Final from Ceballos Construction, LLC for the Rip Rap in the amount of \$118,000; 5) Pay Estimate No. 2 from Ceballos Construction, LLC for the drop structure for the District's drainage ditch in the amount of \$108,636.54; 6) Submitting request for reimbursement to the NFBWA in the amount of \$11,970 for engineering for the month of January 2026 for Disinfection Conversion plans and specifications in accordance with the variance funding agreement with NFBWA; and 7) Approving the Engineer's Report.

8. City of Katy Emergency Services Monthly Stat Report. The Board reviewed the Stat Report, a copy of which is attached hereto as Exhibit "F". No action was taken.

**THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD**, the meeting was adjourned at 8:20 p.m.

**SIGNED, PASSED and APPROVED** the 18<sup>th</sup> day of March, 2026.

  
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Secretary, Board of Directors

[DISTRICT SEAL]

**EXHIBITS:**

- A - Storm Water Management Report
- B - Bookkeeper's Report
- C - Tax Assessor-Collector
- C-1- Delinquent Tax Report
- C-2- Order Determining Ad Valorem Tax Exemptions
- C-3- Resolution Authorizing Petition Challenging Appraisal Records
- C-4- Resolution Implementing Penalty on 2025 Delinquent Taxes
- D - Operations Report
- E - Engineer's Report
- F - City of Katy Stat Report

