

FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 14

INFORMATION KIT

TABLE OF CONTENTS

District Overview (Fact Sheet)	1
District Bond Issuance History (Fact Sheet)	4
What is a Levee Improvement District or LID?	5
How and when was the District created?	5
Who are our customers and what area do we serve?	5
What services does the District provide for its residents?	6
What emergency plans does the District have?	6
How does the District fund its projects?	6
Who manages the District?	7
Who assists in the operation of the District?	8
How can I contact the District?	11

FACT SHEET: DISTRICT OVERVIEW

JANUARY 1, 2019

District Mailing Address and Telephone Number

Fort Bend County Levee Improvement District No. 14
c/o Husch Blackwell LLP
600 Travis, Suite 2350
Houston, Texas 77002
(713) 647-6800

Public Information Officer/Media Contact

Mr. Ben Stephens
Husch Blackwell LLP
600 Travis, Suite 2350
Houston, Texas 77002
(713) 647-6800

Emergency Contact

Mr. Jeff Perry
Levee Management Services, LLC
1650 Hwy 6 South, Suite 430
Sugar Land, TX 77478
(281) 240-6454

Date of Creation

July 2, 1996

Size of District

- Original size of District at creation: 210.624 acres
- 217.724 acres annexed September 10, 1996
- 138.468 acres annexed December 10, 1996
- Current size of District: 566.816 acres

Bond History

\$16,525,000 in bonds have been authorized by the voters and, as of January 1, 2019, \$8,535,000 have been issued and sold, which are fully paid in 2024, and \$7,990,000 remains authorized but unissued. \$9,915,000 in refunding bonds have been authorized by the voters and as of January 1, 2019, \$9,369,960.05 remains authorized but unissued. For additional information, please see separate section entitled, "How does the District fund its projects?" and separate fact sheet entitled, "District Bond Issuance History."

Tax Rate

The tax rate has declined from a rate of \$0.66/\$100 in assessed value for 1997, to \$0.2095/\$100 in assessed value for 2018. For additional information, please see separate section entitled, "How does the District fund its projects?"

Subdivisions Served

- Waters of Avalon
- Gardens of Avalon
- Villages of Avalon
- Meadows of Avalon
- Enclave at Waters of Avalon
- Brazos Landing

Directors

Sujeeth Draksharam	President
Rashid Khalfe	Vice President/ Assistant Secretary
Shaizad Chatriwala	Secretary/ Assistant Vice President

This is a list by name. For more complete information, please see separate sections entitled "Who manages the District"? and "How can I contact the District"?

Notable District Projects and Accomplishments

The District has a weather station that is tied in with other levee improvement districts, the Harris County Flood Control District and the City of Sugar Land's information website. The weather station is monitored by the District's operator, Levee Management Services, LLC, and by the City of Sugar Land. In the event of a problem or high reading at the weather station, representatives of Levee Management Services, LLC are contacted.

On December 30, 2009, FEMA issued a letter to the District indicating that the levee certification was accepted and the District's levee system is shown as providing protection from the base flood on the Flood Insurance Rate Maps for the Brazos River flood plain. The District's levee system meets or exceeds the freeboard requirements for both FEMA and Fort Bend County.

The District completed rehabilitation to the District's stormwater pump station building in 2013. The work included replacement of the District's existing diesel generator with a natural gas generator. The generator will improve reliability during emergency events since the District will have a more reliable fuel source in natural gas. The District also made improvements to the building which houses the motor control center to withstand wind speeds of up to a Category 3 hurricane. Additional space also was added for storage of emergency supplies. Finally, the District replaced the overhead power transformer with a pod-mounted transformer to further improve reliability of the storm water pump station facility.

The District installed a bridge crane system at the pump station to assist with inserting stop logs to prevent flooding in high water situations. In addition, the District purchased four sets of aluminum stop logs.

In 2018, the District purchased three Gator Pumps to provide additional pumping capacity in the District. In addition, the Board purchased and approved installation of a flood gauge at Ditch H and additional signage throughout the District. The Board is currently finalizing plans to retrofit the current pump station and stop logs and construct a new pump station. The District has also been coordinating with the City of Sugar Land to reduce street ponding in prone areas during high water events.

Additional Information

Pipeline easements are located within the District. The contact information is as follows:

Atmos Energy
Pipeline Operations Specialist: Louis Moya
Office: (281) 371-4004
Mobile: (281) 924-8932

Dow Pipeline Company
Field Technician: Robbie Carr
Office: (713) 654-3627
Mobile: (979) 292-9027

FACT SHEET: DISTRICT BOND ISSUANCE HISTORY

District voters have authorized a total of \$16,525,000 of bonds for the purpose of acquiring, constructing, repairing, improving and expanding levees and other drainage facilities within the District. Thus far, the following bonds have been issued:

Series	Type Issued	Amount
1999	Unlimited Tax Levee Improvement Bonds	\$2,550,000
2000	Unlimited Tax Levee Improvement Bonds	\$2,465,000
2001	Unlimited Tax Levee Improvement Bonds	\$3,520,000

District voters have authorized a total of \$9,915,000 of refunding bonds and thus far, \$360,000 of such authorization has been used to issue the following refunding bonds:

Series	Type Issued	Amount
2005	Unlimited Tax Levee Improvement Refunding Bonds	\$4,060,000
2012	Unlimited Tax Levee Improvement Refunding Bonds	\$1,815,000
2014	Unlimited Tax Levee Improvement Refunding Bonds	\$2,810,000

WHAT IS A LEVEE IMPROVEMENT DISTRICT OR LID?

Levee improvement districts, or “LIDs,” are created to help provide flood protection to residents who are not served by a city or county. To accomplish the purposes for which they are created, LIDs are authorized by law to purchase, construct, own, operate and maintain all facilities necessary to provide drainage and flood control for the land within their boundaries. In connection with providing services, a LID adopts rules for the services it provides, enters into contracts for goods and services, incurs debt, and levies taxes to pay its debts.

LIDs are authorized by Article XVI, Section 59 of the Texas Constitution and by Chapters 49 and 57 of the Texas Water Code. LIDs (also called “Districts”) are political subdivisions of the State of Texas. They can perhaps best be described as the most fundamental form of local government because they provide local level services, have appointed officials, and are authorized to assess and collect taxes and sell bonds in order to pay off the debt incurred in providing their services. Because it is a political subdivision, the District’s meetings and files, including the meeting minutes, are open to the public. Unless it is financially dormant or otherwise exempt, each District also has an annual standardized independent audit. The audit results are filed with the Texas Commission on Environmental Quality (“TCEQ”) and are available to the public.

HOW AND WHEN WAS THE DISTRICT CREATED?

The District was created by the Fort Bend County Commissioners Court on July 2, 1996, with the idea that enhancing flood protection to our communities was a job best done by a group of local citizens.

WHO ARE OUR CUSTOMERS AND WHAT AREA DO WE SERVE?

The District is comprised of approximately 567 acres of land located entirely within Fort Bend County and the City of Sugar Land, approximately 2.8 miles south of the intersection of U.S. Highway 59 and State Highway 6.

The District is comprised of approximately 13,000 feet of levee, an internal drainage system, and one storm water pump station. The District provides these drainage facilities for subdivisions within its boundaries.

As of January 1, 2018, the certified valuation for properties in the District was \$631,536,962.

The property within the District was annexed by the City of Sugar Land on December 1, 2005. Prior to such date, the District was within the extraterritorial jurisdiction of the City of Sugar Land.

WHAT SERVICES DOES THE DISTRICT PROVIDE FOR ITS RESIDENTS?

LEVEES

The District's levee is approximately 13,000 feet long and protects the land within the District from flooding from the Brazos River. The District's levee connects to the existing Fort Bend County Levee Improvement District No. 2 levee on the north and the existing First Colony Levee Improvement District No. 2 levee on the east.

STORM WATER PUMP STATIONS

The District's storm water pump station provides pumping capacity for the development within the levee when high water levels on the Brazos River preclude gravity flow to the Brazos River.

DRAINAGE SYSTEM AND OUTFALLS

The District's internal drainage system consists of interconnected detention ponds and channels to receive run-off from the storm sewer outfalls serving the District and

convey the run-off south to the gravity outfall structure consisting of four 48-inch reinforced concrete pipes.

WHAT EMERGENCY PLANS DOES THE DISTRICT HAVE?

POWER OUTAGES

The District is equipped with a natural gas back-up generator that will automatically turn on to run the storm water pumps in the event of a power outage.

EMERGENCY ACTION PLAN

The District has an Emergency Action Plan (“EAP”) which is on file with Fort Bend County. The EAP is prepared by the District’s engineer and operator in conjunction with Fort Bend County and the City of Sugar Land. The EAP outlines actions to be taken during emergency events and provides necessary contact and District information. The District reviews the EAP quarterly as well as after any emergency event and makes updates as necessary.

HOW DOES THE DISTRICT FUND ITS PROJECTS?

TAXES

The Texas Constitution allows the District, if authorized by its voters, to levy *ad valorem* taxes. Taxes are used to maintain and improve the District’s systems and to pay off any bond debt. The District’s tax rate is set annually by its Board of Directors after receipt of certified assessed values from the Fort Bend Central Appraisal District and consultation with its independent financial advisor, and the rate is the same for all properties within the District. The District’s 2018 tax rate is \$0.2095 per \$100 in assessed value, comprised of sums for debt service and for operation and maintenance. The tax rate is set annually in September or October. For complete and updated information regarding the District’s tax rate (current and historical), you may consult the District’s monthly meeting minutes, which are available by contacting Chival Washington of Husch Blackwell LLP at (713) 525-6256 or chival.washington@huschblackwell.com, or by visiting the District’s website: <http://www.fbclid14.org/>.

BONDS

The laws creating the District allow it to finance, subject to voter authorization, various acquisition, construction, maintenance and capital improvement projects by issuing and selling bonds. The District repays the principal and interest on its bonds through *ad valorem* taxes and/or net operating revenues.

At an election, voters within the District must authorize the issuance of bonds prior to the District being able to issue bonds. Also, the TCEQ (except for refunding bonds) must review and approve the projects to be funded with bond proceeds and the Texas Attorney General must approve the District's authority to sell the bonds and levy the taxes to repay them. Thus, a District cannot and does not incur debt without both voter approval and proper governmental safeguards.

The District's directors work to balance the need to minimize taxes with the need to provide consistent, quality services. As of January 1, 2019, the voters in the District have authorized the issuance of \$16,525,000 in levee improvement and drainage bonds and the District has issued \$8,535,000, which are fully paid in 2024. Therefore, \$7,990,000 remains authorized but unissued. \$9,915,000 in refunding bonds have been authorized by the voters and as of January 1, 2019, \$9,369,960.05 remains authorized but unissued. For additional information, please see separate section entitled, "How does the District fund its projects?" and separate fact sheet entitled, "District Bond Issuance History."

WHO MANAGES THE DISTRICT?

The District is administered by a Board of Directors with three members who are all appointed by the Fort Bend County Commissioners' Court. Board members serve four year terms. The District's Board has financial and operational authority for the District, and retains consultants and contractors who, among other things, operate, maintain, improve, and repair the District's facilities and provide the District with financial and legal advice.

The current directors of the District are listed on page 2.

WHO ASSISTS IN THE OPERATION OF THE DISTRICT?

Operator

Levee Management Services, LLC
1650 Hwy 6 South, Suite 430
Sugar Land, TX 77478
(281) 240-6454

Auditor

Sandersen & Scheffer PLLC
130 Industrial Blvd., Suite 130
Sugar Land, TX 77478
(281) 242-3232

Bookkeeper

Municipal Accounts & Consulting, LP
1281 Brittmoore Road
Houston, TX 77043
(713) 366-3026

Engineer

LJA Engineering & Surveying, Inc.
2929 Briarpark, Suite 500
Houston, Texas 77042
(713) 953-5064

Financial advisor

Masterson Advisors LLC
4400 Post Oak Parkway, Suite 2370
Houston, TX 77027
(713) 814-0558

General Counsel

Husch Blackwell LLP
600 Travis, Suite 2350
Houston, Texas 77002
(713) 647-6800

Investment officer

Municipal Accounts & Consulting, LP
1281 Brittmoore Road
Houston, TX 77043
(713) 366-3026

MS4- Storm Water Pollutant Consultant

Storm Water Solutions, LLC
16110 Hollister Street
Houston, TX 77066
(281) 587-5951

Insurance Agent

HARCO Insurance Services Inc.
10777 Northwest Freeway, Suite 700
Houston, TX 77092
(713) 681-2500

Delinquent Tax Attorney

Linebarger Goggan Blair & Sampson, LLP
Attorneys at Law
512 S. Seventh Street
Richmond, TX 77469
(281) 342-9636

Website and Communications

Off Cinco
23501 Cinco Ranch Blvd.
H120-177
Katy, Texas 77494
(713) 560-0610

Association Services

Sterling Association Services, Inc.
One Avalon Place
Sugar Land, TX 77479
(832) 678-4500

Tax assessor/collector

Carrie Surratt, PCC, CTOP
Fort Bend County Tax Assessor-Collector
301 Jackson St.
Richmond, TX 77469
(281) 342-3411

HOW CAN I CONTACT THE DISTRICT?

The District's Board of Directors generally meets the second Monday of each month at 3:00 p.m. at the Avalon Recreation Center, One Avalon Place, Sugar Land, Texas 77479. Agendas for each meeting are posted on the District's website at www.fbclid14.org, at the Avalon Recreation Center, and at 5325 Dawnington Place, Sugar Land, Texas 77479 at least 72 hours before every meeting. The Board of Directors invites all members of the public to attend its meetings. Please email or contact Chival Washington at chival.washington@huschblackwell.com or (713) 525-6256 if you need confirmation of a Board meeting.

Information about the District, as well as a contact link are available on the District's website: www.fbclid14.org.

The District's consultants and contractors may be contacted as indicated in the previous section.