

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 165

September 10, 2026

The Board of Directors (the "Board") of Fort Bend County Municipal Utility District No. 165 (the "District") met in regular session, open to the public, on the 10th day of September, 2026, at the offices of Municipal District Services, LLC, 406 W. Grand Parkway S., Suite 260, Katy, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Ryan Andrasek	President
Gregory Henry	Vice President
Rick Bolanos	Secretary
Malik Abbas	Assistant Vice President
Rick Garcia	Assistant Secretary

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

Also attending the meeting were: Ramiro Hernandez of Superior Lawn Care ("Superior"); Stephanie Lee of KGA/DeForest Design, LLC; Sergeant Schleppy of Fort Bend County Precinct 4 Constable's Office ("Precinct 4"); Shammari Leon of Bob Leared Interests, Inc.; Austin Ficken of Masterson Advisors LLC; Joseph Hopper of Storm Water Solutions, LLC ("SWS"); Jennifer Abad of Municipal Accounts & Consulting, LP; Austin Muse of Municipal District Services, LLC; Brandon West and Terri Ruesch of Touchstone District Services, LLC; Matthew Breazeale of Quiddity Engineering, LLC; Josh Wailes of Guideline Management Services, Inc.; and Hannah Brook and Jakayla Canaday of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENTS

Director Andrasek offered any members of the public the opportunity to make public comment.

Director Andrasek discussed presence of mineral buildup in his water and requested the operator investigate the issue. Discussion ensued.

There being no other members of the public requesting to make public comment, Director Andrasek proceeded to the next agenda item.

MINUTES

The Board considered approving the August 13, 2026, regular meeting minutes. Following review and discussion, Director Henry moved to approve the August 13, 2026, regular meeting minutes, as written. Director Bolanos seconded the motion, which passed unanimously.

SECURITY MATTERS

Sergeant Schleppy reviewed a security report from Precinct 4, a copy of which is attached, and discussed security matters in the District. The Board discussed recent security incidents in the District.

The Board considered approval of the Interlocal for Law Enforcement Services with Fort Bend County for the October 1, 2026, to September 30, 2027, term, subject to legal review.

Following review and discussion, Director Garica moved to (1) approve the security report; and (2) approve and authorize execution of the Interlocal for Law Enforcement Services with Fort Bend County for the October 1, 2026, to September 30, 2027, term, subject to legal review. Director Henry seconded the motion, which passed unanimously.

FIE PROTECTION MATTERS

There was no discussion on this agenda item.

GARBAGE AND RECYCLING COLLECTION

There was no discussion on this agenda item.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Abad distributed and reviewed the bookkeeper's report, bills presented for payment, and the investment report. A copy of the bookkeeper's report is attached to the minutes.

Ms. Abad discussed a possible transition in director payroll services and discussed cost differences between the two systems. The Board deferred discussion of the transition to the next regular meeting.

Following review and discussion, Director Henry moved to approve the bookkeeper's report. Director Garcia seconded the motion, which passed unanimously.

CONDUCT PUBLIC HEARING

Mr. Leon stated that notice was published of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2026 total tax rate of \$0.91.

Director Andrasek opened the public hearing. There being no comments from the public, Director Andrasek closed the public hearing.

Ms. Brook presented an Order Levying Taxes reflecting the proposed 2026 tax rate. She then presented an Amendment to Information Form reflecting the tax rate and stated that the Amendment will be filed with the Texas Commission on Environmental Quality and recorded in the Official Public Records of Fort Bend County.

After review and discussion, Director Andrasek moved to: (1) adopt the Order Levying Taxes reflecting a total 2026 tax rate of \$0.91 per \$100 of assessed valuation, comprised of \$0.445 to pay debt service on water, sewer, and drainage bonds and \$0.465 for operations and maintenance; (2) authorize execution of the Amendment to Information Form; and (3) direct that the Order and Amendment be filed appropriately and retained in the District's official records. Director Garcia seconded the motion, which passed by unanimous vote.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Leon reviewed the tax report, including a list of delinquent accounts, a copy of which is attached. Ms. Leon stated that 99% of the District's 2025 taxes were collected as of August 31, 2026.

Following review and discussion, Director Henry moved to (1) approve the tax assessor/collector's report; and (2) pay the checks presented for payment from the tax account. Director Garcia seconded the motion, which passed unanimously.

DRAINAGE FACILITIES REPORT

Mr. Hopper reviewed a drainage facilities report, a copy of which is attached.

Mr. Hopper presented and reviewed a proposed amended maintenance schedule for the drainage channel.

Mr. Hopper then discussed amending the master service agreement to permit as-needed work, including debris removal, tree maintenance, and additional services. The

Board considered authorizing SWS to conduct as-needed work in an amount not to exceed \$1,500.

Mr. Hopper stated that he will present an amendment to the Master Service Agreement and revised maintenance schedule for next month's meeting.

Following review and discussion, Director Bolanos moved to approve the drainage facilities report. Director Henry seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES

Mr. Muse presented and reviewed the operator's report, a copy of which is attached, and updated the Board on repairs and maintenance in the District for the previous month.

Mr. Muse reviewed proposed repairs to concrete pads beneath mailboxes to address drainage, standing water, and accessibility concerns. Discussion ensued.

Mr. Muse stated he will present pricing for surveyed sidewalk repairs at the next regular meeting.

Mr. Muse presented to the Board a list of delinquent customers and reported the residents on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to the meeting of the opportunity to appear before the Board to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of nonpayment.

After review and discussion, Director Garcia moved to (1) approve the operator's report; (2) authorize termination of delinquent accounts in accordance with the District's Rate Order and direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Henry seconded the motion, which passed unanimously.

WEBSITE MATTERS

Ms. Ruesch presented and reviewed the Communications Report, a copy of which is attached.

Ms. Ruesch suggested posting articles and notices to the District's website regarding vehicle security, National Night Out, Halloween security patrols, and upcoming concrete pad repairs.

Following discussion, Director Bolanos moved to: (1) approve the Communications Report; (2) authorize posting of community notices and articles, as discussed. Director Henry seconded the motion, which passed unanimously.

NORTH FORT BEND REGIONAL WATER AUTHORITY ("NFBWA") MATTERS

Mr. Muse reported that NFBWA does not anticipate increasing rates during the next year.

ENGINEERING MATTERS

Mr. Breazeale distributed and reviewed the District's engineering report , a copy of which is attached, and discussed engineering matters in the District.

LIFT STATION NO. 1 IMPROVEMENTS

Mr. Breazeale updated the Board on the plans for the Lift Station No. 1 Improvements.

SECTIONS 5, 6, AND 8 STREET REPAIRS AND ACCEPTANCE

Mr. Breazeale updated the Board on the construction of Sections 5, 6, and 8 Street Repairs and Acceptance project and recommended approval of Pay Estimate No. 1 in the amount of \$176,985.00, payable to Infrastructure Construction Services.

PEDESTRIAN CROSSING AT MARBLE RAVINE AND GIBRALTER PLACE

Mr. Breazeale updated the Board on designs for the pedestrian crossing at Marble Ravine and Gibraltar Place.

GRAND MISSION MUNICIPAL UTILITY DISTRICT NO. 1 ("GMM1") REGIONAL PROJECTS

Mr. Breazeale updated the Board on the Water Well No. 3, Water Plant Improvements, and Wastewater Treatment Plant Improvements projects.

Mr. Breazeale reported on a sanitary sewer line failure at the Wastewater Treatment Plant. He stated that the GMM1 has begun installing a rerouted line to bypass the affected area.

MS4 STORM WATER MANAGEMENT PLAN

Mr. Breazeale reported that the District's annual MS4 stormwater management and pollution prevention training will be provided at the next regular meeting.

CAPITAL IMPROVEMENTS PLAN

There was no discussion on this agenda item.

APPLICATIONS FOR USE OF SURPLUS FUNDS

Mr. Breazeale reported that the letter regarding authorization for use of surplus funds was submitted to the Texas Commission on Environmental Quality on September 4, 2026.

Following review and discussion, and as recommended by the engineer, Director Bolanos moved to (1) approve the engineer's report; and (2) approve Pay Estimate No. 1 in the amount of \$176,985.00, payable to Infrastructure Construction Services. Director Henry seconded the motion, which passed unanimously.

PARK AND RECREATIONAL MATTERS

Ms. Lee reviewed a report regarding recreational development projects in the District, a copy of which is attached.

Ms. Lee updated the Board on the timeline for installation of Soledad Park lighting.

Following review and discussion, Director Henry moved to approve the landscape architect's report. Director Garcia seconded the motion, which passed unanimously.

PARK AND LANDSCAPE MATTERS, INCLUDING PROPOSALS FOR ADDITIONAL WORK

Mr. Wailes presented and reviewed the parks and landscape maintenance report, a copy of which is attached. He reviewed common area maintenance and landscaping, splash pad maintenance, and routine inspections and repairs, as more fully described in the report.

Mr. Wailes presented and reviewed a proposal in the amount of \$1,093.00 for replacement of a broken light fixture at Jade Park.

Mr. Wailes reported on coordination with Fieldstone Community Association, Inc. regarding irrigation repairs.

Mr. Wailes reviewed and presented a proposal from Superior in the amount of \$689.65 for replacement of a crepe myrtle on West Belfort at Mason Road, including irrigation adjustments and staking.

Mr. Hernandez presented and reviewed a proposed landscape maintenance schedule as well as proposals identifying various landscape maintenance and improvement options throughout the District, copies of which are attached. Discussion ensued. The Board concurred to further consider the proposals at an upcoming meeting.

Following review and discussion, Director Bolanos moved to (1) approve the parks and landscape maintenance report; (2) approve the proposal in the amount of \$1,093.00 for replacement of the light fixture at Jade Park; and (3) approve the proposal in the amount of \$698.68 for replacement of the crepe myrtle. Director Garcia seconded the motion, which passed unanimously.

REPORTS FROM DIRECTORS AND DISTRICT CONSULTANTS REGARDING
CORRESPONDENCE AND/OR REPORTS RECEIVED AND EVENTS AND/OR
ACTIVITIES ATTENDED DURING THE MONTH

There was no discussion on this agenda item.

ATTORNEY'S REPORT

Ms. Brook reviewed the Arbitrage Rebate Report for the District's Series 2021 Refunding Bonds. She stated that no payment is due to the Internal Revenue Service.

MEETING SCHEDULE

The Board concurred to hold a regular meeting on Thursday, October 8, 2026, at 9:00 a.m. at the offices of MDS.

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





Secretary, Board of Directors

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