

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 165

January 9, 2025

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 9th day of January, 2025, 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:

Christine Oliver	President
Ed Escobar	Vice President
Gregory Henry	Secretary
Ryan Andrasek	Assistant Vice President
Rick Bolanos	Assistant Secretary

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

Also attending the meeting Assistant Chief Jerome Moore, Lieutenant Cory Hansen, and Constable Patrick Quincy of Fort Bend County Precinct 4 ("Precinct 4"); Brenda Garcia of Municipal Accounts & Consulting, LP ("MAC"); Shammarie Leon of Bob Leared Interests, Inc.; Joseph Hopper of Storm Water Solutions, LLC; Austin Muse of Municipal District Services ("MDS"); Justin Waggoner of Touchstone District Services, LLC; Lyndsay Evans of Quiddity Engineering, LLC ("Quiddity"); Stephanie Lee of KGA/DeForest Design, LLC ("KGA"); Josh Wailes of Mike Stone Associates, Inc. ("MSA"); and Hannah Brook and Caroline Jones of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Director Oliver offered any members of the public attending the meeting the opportunity to make public comment. There being no members of the public requesting to make public comment, Director Oliver moved to the next agenda item.

MINUTES

There was no discussion regarding this agenda matter.

SECURITY MATTERS, INCLUDING SECURITY AGREEMENTS AND FIRE PROTECTION SERVICES

The Board received a security report from Precinct 4, a copy of which is attached.

Director Escobar discussed a letter of support for one of the District's patrol deputies.

The Board discussed security services provided by Flock Safety ("Flock"). Ms. Brook explained the contract process between the District, Precinct 4, and Flock. The Board concurred to add the matter to the February agenda.

After review and discussion, the Board concurred to authorize ABHR to draft a letter of support for a patrol deputy seeking promotion and submit it to Precinct 4.

GARBAGE AND RECYCLING COLLECTION

There was no discussion regarding this agenda matter.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Garcia distributed and reviewed the bookkeeper's report, budget comparisons, bills presented for payment, and the investment report from the reporting period for approval. A copy of the bookkeeper's report and the investment report are attached to the minutes. Director Oliver asked Ms. Garcia to investigate the status of contribution from Precinct 4 for the for the sidewalk improvement project.

ANNUAL DISCLOSURE STATEMENTS

In accordance with the District's Investment Policy, the Board considered the annual disclosure statements of Mark Burton and Ghia Lewis as the District's bookkeeper and investment officers, respectively. Ms. Higgins explained that the statements disclose any relationships with entities or individuals who are offering, have offered, or may offer to engage in an investment transaction with the District, and stated that the disclosure statements will be filed with the Texas Ethics Commission and in the District records.

Following review and discussion, Director Andrasek made a motion to (1) approve the bookkeeper's report and investment report; (2) pay the District's bills as submitted; and (3) accept the disclosure statements as presented and to direct that the Report be filed appropriately and retained in the District's official records. Director Henry seconded the motion, which passed unanimously.

ANNUAL REPORT REGARDING POST-ISSUANCE COMPLIANCE POLICY

Ms. Brook reported on the District's post-issuance compliance activities during the prior calendar year related to bond financing. Ms. Brook stated that no corrective action is required at this time.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Leon distributed and reviewed the tax report, including a list of delinquent accounts, a copy of which is attached. She stated 76.239% of the District's 2024 taxes were collected as of December 31, 2024. Following review and discussion, Director Escobar made a motion to (1) approve the tax assessor/collector's report; and (2) pay the bills presented for payment from the tax account. Director Andrasek seconded the motion, which passed unanimously.

DRAINAGE FACILITIES REPORT

Mr. Hopper presented and reviewed a drainage facilities report, a copy of which is attached. Mr. Hopper stated that he would bring a proposal to the February meeting to de-muck the drainage channel. Following review and discussion, Director Escobar made a motion to approve the drainage facilities report. Director Andrasek seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES

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

Mr. Muse requested the Board's authorization to send two accounts to collections in the total amount of \$550.63.

Mr. Muse requested the Board's approval of a proposal for additional sidewalk repairs in an amount not to exceed \$65,000.00.

Discussion ensued regarding the use of surplus funds to pay for the fencing replacement at the Lift Station fence. Ms. Evans stated that she would submit a request to the Texas Commission on Environmental Quality to release all surplus bond proceeds from the Series 2020 Water, Sewer, and Drainage bonds.

HEARING ON TERMINATION OF WATER SERVICE

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 non-payment.

After review and discussion, Director Bolanos moved to approve the operator's report; (2) approve the proposal for additional sidewalk repairs in an amount not to

exceed \$65,000.00; and (3) 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 Escobar seconded the motion, which passed unanimously.

WEBSITE MATTERS

Mr. Waggoner presented and reviewed the Communications Report, a copy of which is attached. Following discussion, Director Andrasek moved to approve the Communications Report. Director Henry seconded the motion, which passed unanimously.

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

There was no discussion regarding this agenda matter.

ENGINEERING MATTERS

Ms. Evans distributed and reviewed the District's engineering report and discussed engineering matters in the District as more fully described in the report, a copy of which is attached.

Ms. Evans requested the Board's approval of the Storm Water Management Program ("SWMP")/Fiscal Year 2025 proposal in the total amount of \$30,500.00 to administer the District's SWMP for Permit Year 1.

DEEDS, EASEMENTS, AND PLATS

There was no discussion regarding this agenda matter.

MS4 STORM WATER MANAGEMENT PLAN

Ms. Evans updated the Board regarding the status of the Texas Pollutant Discharge Elimination System permit.

Following review and discussion, Director Henry moved to (1) approve the engineer's report; and (2) approve the SWMP proposal. Director Bolanos seconded the motion, which passed unanimously.

PARK AND RECREATIONAL MATTERS

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

Ms. Lee then requested the Board's approval of a proposal to add a new sconce to accommodate a new outlet on its own circuit for the screen blower at the gathering area in the amount of \$3,575.00.

After review and discussion, Director Escobar moved to (1) approve the landscaping report; and (2) approve the proposal for the outlet. Director Andrasek seconded the motion, which passed unanimously.

PARK AND LANDSCAPE MATTERS, INCLUDING PROPOSALS FOR ADDITIONAL WORK AND COST SHARING AGREEMENTS REGARDING LANDSCAPE MAINTENANCE

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

Mr. Wailes reported that he continues to coordinate with CenterPoint Energy ("CenterPoint") regarding streetlight outages and repairs. Director Escobar asked Mr. Wailes for his CenterPoint contact information to report the outages and repairs.

Mr. Wailes requested the Board's approval to obtain a proposal for damaged bollard lighting at the gathering area. The Board concurred to receive a proposal.

ATTORNEY'S REPORT

There was no discussion regarding this agenda item.

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 regarding this agenda matter.

MEETING SCHEDULE

The Board concurred to hold the next regular meeting on Thursday, February 13, 2025, at 9:00 a.m. at the offices of MDS.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.072, TEXAS GOVERNMENT CODE, TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY

The Board entered into Executive Session at 10:10 a.m. pursuant to Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease, or value of real

property. In attendance were Directors Oliver, Escobar, Henry, Andrasek, and Bolanos, Ms. Brook, and Ms. Jones.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION REGARDING THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY

The Board reconvened in Open Session at 10:17 a.m. Director Andrasek moved to decline the offer. Director Bolanos seconded the motion, which passed unanimously.

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


Secretary, Board of Directors



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