

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 165

August 13, 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 13th day of August, 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 in person except Director Abbas, thus constituting a quorum.

Also attending the meeting were: Christine Oliver, resident of the District; Ramiro Hernandez of Superior Lawn Care; Captain Cory Hansen of Fort Bend County Precinct 4 Constable’s Office (“Precinct 4”); Michelle Guerrero of Bob Leared Interests, Inc.; Greg Lentz and 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 (“MDS”); Brandon West of Touchstone District Services, LLC; Matthew Breazeale of Quiddity Engineering, LLC; Josh Wailes of Guideline Management Services, Inc.; and Hannah Brook and Sydney Durham of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENTS

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

Ms. Oliver requested the Board consider termination of the Cost Sharing Agreement Regarding Landscape Maintenance between Fieldstone Community Association, Inc. and the District and discussed reasons for same.

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 July 9, 2026, regular meeting minutes. Following review and discussion, Director Henry moved to approve the July 9, 2026, regular meeting minutes, as written. Director Bolanos seconded the motion, which passed unanimously.

SECURITY MATTERS

Captain Hansen reviewed a security report from Precinct 4, a copy of which is attached, and discussed security matters in the District. The Board discussed District law enforcement staffing and recent security incidents in the District.

Captain Hansen reviewed two proposed budgets for the renewal of the District's Interlocal for Law Enforcement Services with Fort Bend County: a proposal for two deputies for an annual cost of \$322,430.00 and a proposal for three deputies for an annual cost of \$469,500.00.

Following review and discussion, Director Garica moved to (1) approve the security report; and (2) approve the proposal for three deputies for an annual cost of \$469,500.00.00. Director Henry seconded the motion, which passed unanimously.

FIRE PROTECTION MATTERS

Ms. Brook updated the Board on fire protection matters, including coordination with City of Richmond related to the Fire Protection Agreement.

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.

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

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Guerrero reviewed the tax report, including a list of delinquent accounts, a copy of which is attached. Ms. Guerrero stated that 98.9% of the District's 2025 taxes were collected as of July 31, 2026.

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

The Board considered the District's 2026 tax rate. Mr. Ficken distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2026 water, sewer, and drainage debt service tax rate of \$0.445 per \$100 of assessed valuation, based on the District's initial 2026 certified value of \$559,811,208 plus \$2,442,339 representing 90% of the uncertified value under protest. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate. Mr. Ficken discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Andrasek moved to: (1) set the public hearing date for September 10, 2026; and (2) authorize the tax assessor/collector to publish notice in the *Fort Bend Herald* of the District's meeting on September 10, 2026, to set the proposed 2026 total tax rate of \$0.91 per \$100 of assessed valuation, with \$0.445 allocated for debt service on water, sewer, and drainage bonds and \$0.465 allocated for operations and maintenance. Director Henry seconded the motion, which passed unanimously.

DRAINAGE FACILITIES REPORT

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

The Board discussed maintenance of an additional detention area and requested SWS provide a proposal for same.

Following review and discussion, Director Garcia 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 recommended sending three accounts totaling \$766.14 to a collection agency.

Director Garcia discussed third-party damage to a District water line on Goldhaven and requested MDS investigate and, if appropriate, repair related damage to a resident's yard.

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; and (3) authorize MDS to send three accounts totaling \$766.14 to a collection agency. Director Henry seconded the motion, which passed unanimously.

WEBSITE MATTERS

Mr. West presented and reviewed the Communications Report, a copy of which is attached.

Following discussion, Director Henry moved to approve the Communications Report. Director Garcia seconded the motion, which passed unanimously.

NORTH FORT BEND REGIONAL WATER AUTHORITY MATTERS

There was no discussion on this agenda item.

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 requested the Board authorize him to begin designing the Lift Station No. 1 Improvements for a fee of \$154,000.00.

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.

PEDESTRIAN CROSSING AT MARBLE RAVINE AND GIBRALTER PLACE

Mr. Breazeale updated the Board on design 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 Regional Detention Facilities Annual Maintenance and stated that the District's shares for same are \$1,627.04 and \$6,394.42 for July and August, respectively.

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.

MS4 STORM WATER MANAGEMENT PLAN

There was no discussion on this agenda item.

CAPITAL IMPROVEMENTS PLAN

There was no discussion on this agenda item.

APPLICATIONS FOR USE OF SURPLUS FUNDS

Mr. Breazeale requested authorization to submit a letter to the Texas Commission on Environmental Quality ("TCEQ") requesting authorization for use of surplus funds in the amount of \$113,979.83 for the Water Plant Improvement project.

Following review and discussion, and as recommended by the engineer, Director Garcia moved to (1) approve the engineer's report; (2) authorize the engineer to begin design of Lift Station No. 1 Improvements for a fee of \$154,000.00; and (3) authorize submission of the letter to the TCEQ requesting authorization for use of surplus funds in

the amount of \$113,979.83 for the Water Plant Improvement project. Director Bolanos seconded the motion, which passed unanimously.

PARK AND RECREATIONAL MATTERS

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

The Board discussed ground settlement and erosion under the monument near Mason Road Bridge. Mr. Wailes reviewed a proposal to repair same for a cost of \$2,539.71.

The Board discussed the separation of the splash pad paint and slip-resistant texture. Mr. Wailes reviewed two proposals for surfacing of the splash pad surface: a proposal in the amount of \$30,699.51 from Sundek and a proposal in the amount of \$71,132.43 from Kraftsman. Director Andrasek stated that he would coordinate a quote from an additional contractor.

The Board discussed maintenance of esplanades in the District.

Following review and discussion, Director Garcia moved to (1) approve the parks and landscape maintenance report; and (2) approve the proposal for repair of ground settlement and erosion under the monument near Mason Road Bridge in the amount of \$2,539.71. Director Henry 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

There was no discussion on this agenda item.

DISCUSS BOARD MEMBER COMMITTEES

The Board concurred to adopt the following Board member liaisons:

1. Directors Bolanos and Henry to be the liaisons regarding HOA matters.
2. Directors Andrasek and Garcia to be the liaisons regarding security matters.
3. Directors Bolanos and Henry to be the liaisons regarding park and landscaping matters.
4. Director Bolanos to be the liaison regarding website matters.

MEETING SCHEDULE

The Board concurred to hold a regular meeting on Thursday, September 10, 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

LIST OF ATTACHMENTS

Security Report	2
Bookkeeper's Report.....	2
Tax Report	3
Debt Service Tax Rate Analysis	3
Drainage Facilities Report.....	3
Operator's Report.....	3
Communications Report	4
Engineering Report.....	4
Landscape Architect's Report	6
Parks and Landscape Maintenance Report.....	6