

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 165

February 13, 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 13th day of February, 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 except Director Escobar, thus constituting a quorum.

Also attending the meeting were: Sergeant Abraham Garcia of Fort Bend County Precinct 4 ("Precinct 4"); Brenda Garcia of Municipal Accounts & Consulting, LP; Shammarie Leon of Bob Leared Interests, Inc.; Joseph Hopper of Storm Water Solutions, LLC ("SWS"); Austin Muse of Municipal District Services ("MDS"); Justin Waggoner and Jenna Craig of Touchstone District Services, LLC ("Touchstone"); Lyndsay Evans of Quiddity Engineering, LLC; Josh Wailes of Mike Stone Associates, Inc. ("MSA"); and Hannah Brook, Whitney Higgins, and Sydney Durham of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENTS

Director Oliver offered any members of the public attending the meeting the opportunity to make public comment.

The Board discussed splash pad maintenance and resident reports regarding same.

There being no members of the public requesting to make public comment, Director Oliver moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the December 12, 2024, and January 9, 2025, regular meetings. Following review and discussion, Director Bolanos made a motion to approve the minutes of the December 12, 2024, and January 9, 2025,

regular meetings, as written. Director Andrasek seconded the motion, which passed unanimously.

SECURITY MATTERS, INCLUDING SECURITY AGREEMENTS AND FIRE PROTECTION SERVICES

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

Sergeant Garcia presented a Constable Contract Deputy Budget Proposal reflecting promotion of one deputy to Sergeant, a copy of which is attached.

The Board discussed security services provided by Flock Safety (“Flock”).

Following review and discussion, Director Andrasek motioned to (1) approve the updated Constable Contract Deputy Budget Proposal; and (2) approve the Service Agreement with Flock. Director Bolanos seconded the motion, which passed unanimously.

GARBAGE AND RECYCLING COLLECTION

The Board discussed garbage and recycling matters.

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. Copies of the bookkeeper’s report and the investment report are attached to the minutes. Director Oliver discussed the contribution from Precinct 4 for the for the sidewalk improvement project.

The Board discussed the Association of Water Board Directors winter conference. The Board then considered authorizing attendance at the summer conference.

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) approve reimbursement of all eligible expenses for Directors who attended the winter conference, which the bookkeeper confirmed were submitted in accordance with the District’s guidelines, and to authorize attendance of any interested Directors at the summer conference. Director Bolanos seconded the motion, which passed unanimously.

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 94.9% of the District’s 2024 taxes were

collected as of January 31, 2025. Following review and discussion, Director Henry 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.

AUTHORIZE DELINQUENT TAX ATTORNEY TO PROCEED WITH COLLECTION OF DELINQUENT TAXES

The Board considered authorizing Perdue, Brandon, Fielder, Collins & Mott, LLP ("Perdue") to proceed with the collection of 2024 personal property taxes. Upon a motion made by Director Andrasek and seconded by Director Henry, the Board unanimously authorized Perdue to proceed with the delinquent tax collection when appropriate.

RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

Ms. Brook then discussed the Resolution Concerning Exemptions from Taxation with the Board. She explained that the Board can grant various exemptions including a general homestead exemption and a homestead exemption for residents over the age of 65 or disabled. She reminded the Board that it currently offers a \$20,000 homestead exemption for residents over the age of 65 or disabled. After discussion, Director Andrasek moved that the Board adopt the Resolution Concerning Exemptions from Taxation, granting an exemption in the amount of \$20,000 of the appraised value of the homestead property for residents over the age of 65 or disabled. Director Henry 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 then presented a proposal in the amount of \$34,560.00 from SWS for de-mucking of drainage channel areas.

Following review and discussion, Director Bolanos made a motion to (1) approve the drainage facilities report; and (2) approve the proposal in the amount of \$34,560.00 for de-mucking of drainage channel areas. 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 January.

The Board discussed resident requests for sidewalk repairs in the District. The

Board concurred to request Touchstone add a form to the District website whereby residents can request sidewalk repairs.

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 Andrasek moved to (1) approve the operator's report; (2) authorize MDS to conduct a survey of District sidewalks in need of repair; 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 Henry 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 Bolanos 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.

DEEDS, EASEMENTS, AND PLATS

There was no discussion regarding this agenda matter.

MS4 STORM WATER MANAGEMENT PLAN ("SWMP")

Ms. Evans updated the Board regarding preparation of the District's SWMP and submittal of the Notice of Intent to the Texas Commission on Environmental Quality.

Following review and discussion, Director Andrasek moved to approve the engineer's report. Director Escobar seconded the motion, which passed unanimously.

PARK AND RECREATIONAL MATTERS

There was no discussion on this agenda item.

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 regarding streetlight outages and repairs.

Mr. Wailes reported on damaged bollard lighting at Jade Park.

Following review and discussion, Director Andrasek motioned to (1) approve the MSA report; and (2) authorize MSA to replace damaged bollard lights for an estimated cost of \$7,119.00. Director Henry seconded the motion, which passed unanimously.

ATTORNEY'S REPORT, INCLUDING ARBITRAGE REBATE REPORT

The Board received the Arbitrage Rebate Report prepared by OmniCap Group ("OmniCap") for the District's Series 2014 Bonds. Ms. Brook stated that OmniCap has determined that the District does not owe any rebate or yield reduction payments for the bond issue.

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, March 13, 2025, at 9:00 a.m. at the offices of MDS. The Board concurred to hold a special meeting regarding the budget for the next fiscal year on April 29, 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 did not convene in executive session.

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

The Board did not convene in executive session.

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




Secretary, Board of Directors

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