

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 165

November 14, 2024

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 14th day of November, 2024, 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 Lieutenant Cory Hansen of Fort Bend County Precinct 4 ("Precinct 4"); Brenda Garcia of Municipal Accounts & Consulting, L.P. ("MAC"); Shammari Leon of Bob Leared Interests, Inc.; Austin Muse of Municipal District Services ("MDS"); Justin Waggoner of Touchstone District Services, LLC; Austin Muse of Municipal District Services ("MDS"); Lyndsay Evans of Quiddity Engineering, LLC ("Quiddity"); Stephanie Lee of KGA/DeForest Design, LLC ("KGA"); Josh Wailes of Mike Stone Associates, Inc. ("MSA"); and Whitney Higgins 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

The Board considered approving the minutes of the October 2, 2024 special meeting and the October 8, 2024, regular meeting. Following review and discussion, Director Bolanos made a motion to approve the minutes of the October 2, 2024 special meeting and the October 8, 2024, regular meeting, as written. Director Henry seconded the motion, which passed unanimously.

SECURITY MATTERS AND INTERLOCAL AGREEMENT ("INTERLOCAL AGREEMENT") WITH FORT BEND COUNTY (THE "COUNTY") FOR ADDITIONAL LAW ENFORCEMENT SERVICES

Lieutenant Hansen presented and reviewed the security report from Precinct 4, a copy of which is attached. Lieutenant Hansen updated the Board regarding staffing and the purchase of security equipment for the District's patrol officers. Discussion ensued regarding security devices.

Following review and discussion, Director Andrasek moved to approve the security report. Director Bolanos seconded the motion, which passed unanimously.

GARBAGE AND RECYCLING COLLECTION

The Board received holiday garbage collection schedules, a copy of which is attached. The Board requested the collection schedules be added to the District website.

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.

The Board then conducted its annual review of the District's Investment Policy, and Ms. Higgins stated that neither ABHR nor the bookkeeper have any recommended changes.

Ms. Higgins reviewed a Resolution Establishing Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions. She next reviewed a list of qualified broker/dealers provided by the District's bookkeeper.

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; (3) adopt a Resolution Regarding Annual Review of Investment Policy and to direct that a copy of the resolution be filed and retained in the District's records; and (4) adopt a Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions, and direct that a copy of the resolution be filed appropriately and retained in the District's official records. Director Henry seconded the motion, which passed unanimously.

ANNUAL REPORT

Ms. Higgins reviewed an Annual Report containing updated financial and operating data to be filed in accordance with the continuing disclosure provisions contained in the District's bond resolutions. She stated that the District is required to file certain financial and operating data with the Municipal Securities Rulemaking Board (the "MSRB") through EMMA in compliance with SEC Rule 15c2-12 and with the Municipal Advisory Council of Texas, the State Information Depository. She added that the District's financial and operating data must be filed by December 31, 2024. Following review and discussion, Director Andrasek moved to approve the Annual Report, authorize the attorney to submit the District's updated financial and operating data in compliance with the continuing disclosure provisions contained in the bond resolutions, and direct that the Report be filed appropriately and retained in the District's official records. Director Henry seconded the motion, which passed unanimously.

ANNUAL REVIEW OF PROCEDURES FOR CONTINUING DISCLOSURE COMPLIANCE

The Board reviewed the District's procedures for continuing disclosure compliance. Ms. Higgins stated that no changes are 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 2.8% of the District's 2024 taxes were collected as of the meeting date.

Ms. Leon requested the Board's approval of an Amended and Restated Agreement of Tax Assessor and Collector.

Ms. Leon asked the Board if they would like aerial photos of the District taken in January, 2025, for \$1,025.00. The Board concurred not to have aerial photos taken at this time.

The Board next considered adopting a Resolution Voting for Director for Board of Directors Election for Fort Bend Central Appraisal District ("FBCAD").

Following review and discussion, Director Andrasek made a motion to (1) approve the tax assessor/collector's report; (2) pay the bills presented for payment from the tax account; (3) approve the Amended and Restated Agreement of Tax Assessor and Collector; and (4) adopt the Resolution Voting for Candidate for Board of Director Election for Fort Bend Central Appraisal District and cast ten votes for Michael D. Rozell for the election of the Board of Directors of FBCAD. Director Bolanos seconded the motion, which passed unanimously.

DRAINAGE FACILITIES REPORT

The Board received a drainage facilities report, a copy of which is attached.

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 November.

Mr. Muse requested the Board's authorization to write off two accounts in the total amount of \$519.81.

General discussion ensued regarding the sidewalk improvement project.

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 Andrasek moved to (1) approve the operator's report; (2) authorize Mr. Muse to write off two accounts in the total amount of \$519.81; 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. Mr. Waggoner stated that he would coordinate residents' requests for sidewalk repairs received through social media. Following discussion, Director Andrasek moved to approve the Communications Report. Director Bolanos 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 reviewed a Scope Memorandum and requested the Board's authorization to perform an inspection of the Lift Station in the estimated amount of \$10,750.00 to be billed hourly and reimbursable expenses in the estimated amount of \$250.00. A copy of the Scope Memorandum is attached to the engineer's report.

Ms. Evans stated that Grand Mission Municipal Utility District No. 1 ("GMM1") approved CDC Unlimited, LLC's ("CDC") Invoice Nos. 27467, 27477, 27591, 27592, 27634, 27705, and 27706 in the total amount of \$26,470.50, of which the District's share is \$5,325.46.

Ms. Evans updated the Board regarding the status of the Corrosion Control Treatment System project.

Ms. Evans updated the Board regarding the status of the Water Well No. 3 project.

Ms. Evans stated that GMM1 found a void under a concrete slab at the outfall from the wastewater treatment plant during an inspection and it was determined that the flow from the outfall needed to be rerouted. Ms. Evans added that graffiti needed to be removed at the wastewater treatment plant fence. Ms. Evans reported that GMM1 approved a proposal from CDC to repair the outfall, reroute the flow, and remove the graffiti in the total amount of \$8,250.00.

DEEDS, EASEMENTS, AND PLATS

There was no discussion regarding this agenda matter.

MS4 STORM WATER MANAGEMENT PLAN

Ms. Evans updated the Board regarding this agenda matter.

Following review and discussion, Director Andrasek moved to (1) approve the engineer's report; (2) authorize Quiddity to inspect the Lift Station in the estimated amount of \$10,750.00; and (3) upon the engineer's recommendation, approve CDC's Invoice Nos. 27467, 27477, 27591, 27592, 27634, 27705, and 27706 in the total amount of \$26,470.50, of which the District's share is \$5,325.46. Director Henry 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 presented and reviewed options for shade structures at the Soledad Park playground. After review and discussion, Director Andrasek moved to (1) approve the landscaping report; and (2) authorize KGA to proceed with a proposal for two standing seam metal roof structures. Director Bolanos seconded the motion, which passed unanimously.

The Board then concurred to appoint (1) Directors Bolanos and Henry to the Fieldstone Community Association, Inc. committee; (2) Directors Oliver and Andrasek to the garbage and recycling committee; and (3) Directors Bolanos and Henry to the park and landscaping committee.

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.

Director Henry asked Mr. Wailes to investigate a missing trash receptacle adjacent to the splash pad area.

Director Bolanos asked Mr. Wailes to obtain a proposal to pressure wash the stone on the Mason Road bridge.

After review and discussion, Director Andrasek moved to approve the MSA report. Director Henry seconded the motion, which passed unanimously.

ATTORNEY'S REPORT

There was no discussion regarding this agenda matter.

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, December 12, 2024, at 9:00 a.m. at the offices of MDS.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.076, TEXAS GOVERNMENT CODE, TO DELIBERATE THE DEPLOYMENT, OR SPECIFIC OCCASIONS FOR IMPLEMENTATION, OF SECURITY PERSONNEL OR DEVICES, OR A SECURITY AUDIT

The Board entered into Executive Session at 10:33 a.m. pursuant to Section 551.076, Texas Government Code, to deliberate the deployment, or specific occasions for implementation, of security personnel or devices, or a security audit. In attendance were Directors Oliver, Henry, Andrasek, and Bolanos, Ms. Higgins, and Ms. Jones.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTIONS REGARDING DEPLOYMENT, OR SPECIFIC OCCASIONS FOR IMPLEMENTATION, OF SECURITY PERSONNEL OR DEVICES, OR A SECURITY AUDIT

The Board reconvened in Open Session at 11:01 a.m. The Board concurred to contact Precinct 4 regarding security devices.

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




Secretary, Board of Directors

LIST OF ATTACHMENTS

Holiday Garbage Collection.....	2
Bookkeeper's Report.....	2
Tax Report.....	3
Drainage Facilities Report.....	4
Operator's Report and the Storm Water Management Report	4
Communications Report.....	4
Engineering Report.....	5
Landscaping Report.....	6
MSA Report	6