

MINUTES  
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 165

June 19, 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 19<sup>th</sup> day of June, 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: Lieutenant Cory Hansen of Fort Bend County Precinct 4 Constable's Office ("Precinct 4"); Shammari Leon of Bob Leared Interests, Inc.; Ken Farrar of Best Trash, LLC; Brenda Garcia and Jennifer Abad of Municipal Accounts & Consulting, LP; Joseph Hopper of Storm Water Solutions, LLC; Austin Muse of Municipal District Services; Brandon West of Touchstone District Services, LLC; Lyndsay Evans and Matt Breazeale of Quiddity Engineering, LLC; Josh Wailes of Mike Stone Associates, Inc. ("MSA"); and Audrey Briscoe 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. 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 May 8, 2025, regular meeting. Following review and discussion, Director Bolanos made a motion to approve the minutes of the May 8, 2025, regular meeting, as written. Director Andrasek seconded the motion, which passed unanimously.

## SECURITY MATTERS

The Board reviewed a security report from Precinct 4, a copy of which is attached. Lt. Hansen updated the Board on security matters in the District, including recent incidents of motor vehicle burglaries.

The Board discussed the status of Flock Safety camera installation and permitting.

Lt. Hansen updated the Board on the installation of the updated Precinct 4 patrol signs.

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

## FIRE PROTECTION MATTERS

Ms. Briscoe updated the Board on the recent Emergency Services District No. 100 ("ESD 100") election, in which the District was annexed into the service area for ESD 100. The Board discussed the District's existing Fire Protection Agreement with the City of Richmond and potential implications of the annexation on fire protection services in the District.

## RENEWAL OF DISTRICT'S INSURANCE POLICIES

Ms. Briscoe stated the District's insurance policies with Brown & Brown Lone Star Insurance Services will expire on August 4, 2025. The Board requested that a consultant from Brown and Brown Lone Star Insurance Services attend the July 10, 2025, meeting to review the insurance renewal proposal.

## GARBAGE AND RECYCLING COLLECTION

Mr. Farrar presented a letter from Best Trash, LLC regarding the annual consumer price index ("CPI") increase, a copy of which is attached. The Board noted that the cost of curbside service with recycling is increasing from \$24.66 to \$25.94 per connection. The Board discussed the District's water and sewer rates. Following review and discussion, Director Andrasek moved to approve the CPI increase. Director Bolanos seconded the motion, which passed unanimously.

## AUTHORIZE AUDITOR TO PREPARE AUDIT

The Board reviewed and considered the District's evergreen contract with McCall Gibson Swedlund Barfoot Ellis PLLC to prepare the District's annual financial reports, developer reimbursement reports, and audit related services. The Board considered authorizing the auditor to prepare the audit for the fiscal year ending June 30, 2025, in the estimated amount of \$20,000.00 to \$21,500.00. Following review and discussion,

Director Andrasek moved to authorize the auditor to begin preparation of the audit. Director Henry seconded the motion, which passed unanimously.

#### ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") SUMMER CONFERENCE, REIMBURSEMENT OF ELIGIBLE EXPENSES, AND ATTENDANCE AT WINTER CONFERENCE

The Board discussed the AWBD summer conference and considered authorizing attendance at the winter conference. After discussion, Director Bolanos moved to (1) approve reimbursement of all eligible expenses for Directors who attended the summer conference, which the District's bookkeeper confirmed are in compliance with the District's Travel Reimbursement Guidelines; and (2) authorize attendance of any interested Directors at the winter conference in Houston, Texas from January 23 through January 24, 2025. Director Andrasek seconded the motion, which passed unanimously.

#### 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.

Ms. Garcia presented a proposed budget for the fiscal year end June 30, 2026.

Following review and discussion, Director Bolanos made a motion to (1) approve the bookkeeper's report and investment report; (2) pay the District's bills as submitted; and (3) adopt the proposed budget for the fiscal year end June 30, 2026. Director Andrasek seconded the motion, which passed unanimously.

#### TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Leon presented and reviewed the tax report, including a list of delinquent accounts, a copy of which is attached. Ms. Leon stated 98.9% of the District's 2024 taxes were collected as of May 31, 2025.

The Board considered authorizing Perdue, Brandon, Fielder, Collins & Mott, LLP ("Perdue") to proceed with the collection of 2024 real property taxes that are delinquent on July 1, 2025.

Ms. Leon reported that Fort Bend Central Appraisal District has estimated the District's preliminary 2025 value as \$579,122,925, an increase of approximately 7% from 2024.

Following review and discussion, Director Bolanos made a motion to (1) approve the tax assessor/collector's report; (2) pay the bills presented for payment from the tax

account; and (3) authorize Perdue to proceed with the delinquent tax collection when appropriate. Director Andrasek seconded the motion, which passed unanimously.

#### ADOPT RESOLUTION NOMINATING CANDIDATE FOR BOARD OF DIRECTOR ELECTION FOR FORT BEND CENTRAL APPRAISAL DISTRICT

Ms. Briscoe reported that the District can nominate a candidate for the Board of Director Election for Fort Bend Central Appraisal District. The Board took no action on this agenda item.

#### DRAINAGE FACILITIES REPORT

Mr. Hopper presented and reviewed a drainage facilities report, a copy of which is attached. Following review and discussion, Director Escobar made a motion to approve the drainage facilities report. Director Henry seconded the motion, which passed unanimously.

Director Andrasek discussed a presentation from the Association of Water Board Directors summer conference on incorporating native landscape species into detention areas. The Board, Mr. Hopper, and Mr. Wailes discussed considerations for incorporating native landscape species into the District's detention areas.

#### 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 May.

Mr. Muse recommended sending three accounts to collections in the amount of \$1,068.89.

The Board discussed subsidence of concrete pads under mailboxes in the District.

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 send three accounts to collections in the amount of \$1,068.89; 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. West presented and reviewed the Communications Report, a copy of which is attached. Following discussion, Director Bolanos moved to approve the Communications Report. Director Andrasek seconded the motion, which passed unanimously.

#### NORTH FORT BEND REGIONAL WATER AUTHORITY 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.

#### GRAND MISSION REGIONAL PROJECTS

Ms. Evans updated the Board on the Regional Detention Facilities Annual Maintenance. Ms. Evans stated that Grand Mission Municipal Utility District No. 1 ("GMM1") approved CDC Unlimited, LLC's ("CDC") Invoice Nos. 28754, 28815, 28886, 28980 in the total amount of \$12,036.50 for maintenance of the regional detention facilities, of which the District's share is \$2,018.92.

#### DEEDS, EASEMENTS, AND PLATS

There was no discussion regarding this agenda matter.

#### MS4 STORM WATER MANAGEMENT PLAN ("SWMP")

Ms. Evans updated the Board on the District's SWMP.

Following review and discussion, Director Andrasek moved to (1) approve the engineer's report; and (2) upon the engineer's recommendation, approve Invoice Nos. 28754, 28815, 28886, 28980 in the total amount of \$12,036.50 for maintenance of the regional detention facilities, of which the District's share is \$2,018.92. 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.

Director Bolanos discussed the new roundabout in the District. The Board discussed options for beautification of same.

## PARK AND LANDSCAPE MATTERS, INCLUDING PROPOSALS FOR ADDITIONAL WORK

Mr. Wailes reviewed a memorandum regarding the name change of MSA to Guideline Management Services, a copy of which is attached.

Mr. Wailes presented and reviewed the parks and landscape maintenance 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 on additional streetlight outages and gaps and coordination with CenterPoint regarding same.

Mr. Wailes reviewed an inspection of benches and picnic tables in District recreational facilities and presented an estimate for repairs in the amount of \$133,00.00. The Board discussed possible repairs to gazebos and pergolas.

Mr. Wailes presented a resident request for encroachment of tree canopies and roots from trees located on District property. The Board requested an arborist review trees existing on District property to make recommendations regarding tree pruning or removal.

Mr. Wailes reported on splash pad maintenance. He recommended replacement of the backflow device to repair a leak in the splash pad in the amount of \$3,220.00.

Following review and discussion, Director Bolanos motioned to (1) approve the parks and landscape maintenance report; and (2) approve the replacement of the backflow device in the amount of \$3,220.00. Director Andrasek seconded the motion, which passed unanimously.

The Board discussed a Fieldstone Community Association, Inc. request for consideration of installation of pickleball courts on District property.

## ATTORNEY'S REPORT

Ms. Briscoe stated that OmniCap Group, LLC has prepared the District's Arbitrage Rebate Report for the Series 2015 Refunding Bonds. She noted that the District does not owe any yield reduction payment to the Internal Revenue Service.

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

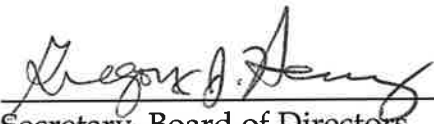
There was no discussion on this agenda item.

## MEETING SCHEDULE

The Board concurred to hold the next regular meeting on Thursday, July 10, 2025, 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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