

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 163

April 25, 2024

The Board of Directors (the "Board") of Fort Bend County Municipal Utility District No. 163 (the "District") met in regular session, open to the public, on the 25th day of April, 2024, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Richard Patrick	President
Jennifer Hundl	Vice President
Justin Ring	Secretary
Omar Cabello	Assistant Vice President
Andy Zepeda	Assistant Secretary

and all of the above were present, except Directors Ring and Zepeda, thus constituting a quorum.

Also attending the meeting were: Rose Montalbano of Municipal Accounts & Consulting, LP; Kristy Hebert of Tax Tech, Inc.; Brandon West of Touchstone District Services ("Touchstone"); Ralph Saldana and Ally Till of Pape-Dawson Engineers ("PDE"); Trevor Konopka of Robert W. Baird & Co. Incorporated; Derek Darnell of Pelican Builders, Inc. ("PBI"); and Hannah Brook, Carnell Emanuel, and Patrick Coleman of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There was no public comment.

MINUTES

The Board considered approving the minutes from the March 28, 2024, meeting. Following review and discussion, Director Patrick moved to approve the minutes, as submitted. Director Cabello seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING REPORT

Ms. Montalbano reviewed the bookkeeper's report and bills submitted for payment. A copy of the bookkeeper's report is attached. Ms. Montalbano reviewed a draft budget for the fiscal year ending May 31, 2025. Following review and discussion, Director Patrick moved to approve the bookkeeper's report and payment of the bills. Director Cabello seconded the motion, which passed unanimously.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Hebert reviewed the monthly tax assessor/collector's report and bills submitted for payment. A copy of the tax assessor/collector's report is attached. Following review and discussion, Director Hundl moved to approve the tax report and the checks presented for payment. Director Patrick seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Saldana reported on a potential request for annexation of a 4-acre tract for a proposed commercial development.

UPDATE ON 46-ACRE ANNEXATION

There was no discussion on this matter.

UPDATE ON 24-ACRE ANNEXATION

Mr. Darnell requested that the Board consider annexing approximately 24 acres of land into the District for a proposed single-family residential development. Discussion ensued, including discussion regarding an annexation agreement between the District and PBI, as well as preparation of a feasibility study by PDE for the proposed annexation. Following discussion, Director Patrick moved to: (1) approve the annexation agreement; and (2) authorize the District's engineer to prepare the feasibility study, with both subject to receipt of a \$20,000.00 annexation deposit from the petitioner. Director Cabello seconded the motion, which passed unanimously.

ATTORNEY'S REPORT

There was no discussion on this matter.

WEBSITE MATTERS

Mr. West presented a communications report provided by Touchstone, a copy of which is attached.

REPORTS FROM DIRECTORS AND CONSULTANTS

Director Patrick updated the Board on the Katy Area Economic Development Council meeting.

MEETING SCHEDULE

The Board concurred to tentatively schedule the next meeting for May 23, 2024, at 9:30 a.m. at the offices of ABHR.

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

Asst. 
Secretary, Board of Directors

(SEAL)



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