

MINUTES  
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 163

July 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 July, 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 Hundl and Zepeda, thus constituting a quorum.

Also attending the meeting were: Rose Montalbano of Municipal Accounts & Consulting, LP; Kristy Hebert and Alex Flores of Tax Tech, Inc.; Ralph Saldana of Pape-Dawson Engineers ("PDE"); Trevor Konopka of Robert W. Baird & Co. Incorporated; Michael Willett and Dee Russell of Touchstone District Services ("Touchstone"); and Adisa Harrington and Carnell Emanuel of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There was no public comment.

MINUTES

The Board considered approving the minutes from the June 27, 2024, meeting. Following review and discussion, Director Ring moved to approve the minutes, as submitted. Director Patrick seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Montalbano reviewed the bookkeeper's report, quarterly investment report, and bills submitted for payment. Copies of the bookkeeper's report and quarterly investment report are attached. 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 COLLECTION MATTERS

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 Ring moved to approve the tax report and the checks presented for payment. Director Patrick seconded the motion, which passed unanimously.

## RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2024 TAX YEAR

Ms. Harrington discussed the "truth-in-taxation" property tax calculations and tax levy process for water districts and stated that Chapter 49 of the Texas Water Code establishes three main categories for water districts, based on a district's development status and/or tax rate. She reviewed the definitions for each of the three categories and said the Board must annually determine the District's category for that tax year and follow the associated notice and levy provisions in the Texas Water Code.

Discussion ensued regarding the District's development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developed District for the 2024 tax year.

Following review and discussion, Director Ring moved to adopt a Resolution Regarding Development Status for 2024 Tax Year establishing the District as a Developed District for the 2024 tax year, pursuant to Section 49.23602, Texas Water Code, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Cabello seconded the motion, which passed unanimously.

## ENGINEERING MATTERS

Mr. Saldana reviewed the maintenance report prepared by Storm Water Solutions, LLC, a copy of which is attached.

## UPDATE ON 46-ACRE ANNEXATION

There was no update on this matter.

## UPDATE ON 24-ACRE ANNEXATION

Mr. Saldana updated the Board on the pending annexation of an approximately 24-acre tract into the District.

ADOPT RESOLUTION VOTING FOR WATER DISTRICT NOMINEE FOR THE ELECTION OF THE BOARD OF DIRECTORS OF THE FORT BEND CENTRAL APPRAISAL DISTRICT

The Board discussed the water district nominees for election to the Board of Directors of the Fort Bend Central Appraisal District. Following discussion, Director Patrick moved to adopt a Resolution Voting for Water District Nominee for the Election of the Board of Directors of the Fort Bend Central Appraisal District to cast the District's five votes for Mike Rozell, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Ring seconded the motion, which passed unanimously.

ATTORNEY'S REPORT

There was no discussion on this matter.

WEBSITE MATTERS

Mr. Willett introduced Ms. Russell. He then presented a communications report provided by Touchstone, a copy of which is attached. Discussion ensued regarding potential content to include on the District's website, and the Board concurred for Touchstone to post a water conservation article on the District's website in August.

REPORTS FROM DIRECTORS AND CONSULTANTS

Director Patrick updated the Board on the Districts Council meeting.

Director Cabello inquired about the upcoming Town Hall Meeting with Harris County Precinct 3 Commissioner scheduled for July 31, 2024. The Board concurred that Director Cabello should participate in the event.

MEETING SCHEDULE

The Board concurred to tentatively schedule the next meeting for August 27, 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.

(SEAL)



  
Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	<u>Minutes</u>
	<u>Page</u>
Bookkeeper's Report and Quarterly Investment Report.....	1
Tax Report .....	2
Maintenance Report.....	2
Communications Report.....	3