

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 163

September 23, 2025

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 23rd day of September, 2025, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, 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, thus constituting a quorum.

Also attending the meeting were: Suzanne Villarreal of McCall Gibson Swedlund Barfoot Ellis PLLC; Yaneth Cooper of Municipal Accounts & Consulting, LP; Ralph Saldana of Pape-Dawson Engineers, Inc.; Kristy Hebert of Tax Tech, Inc.; Brandon West of Touchstone District Services ("Touchstone"); and Adisa Harrington and Carnell Emanuel of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no public comments.

MINUTES

The Board considered approving the minutes from the August 26, 2025, meeting. Following review and discussion, Director Ring moved to approve the minutes, as submitted. Director Patrick seconded the motion, which passed unanimously.

AUDIT FOR FISCAL YEAR END MAY 31, 2025

Ms. Villarreal presented and reviewed the draft audit for the fiscal year ended May 31, 2025. Following review and discussion, Director Hundl moved to approve the audit for the fiscal year ended May 31, 2025, subject to final review. Director Cabello seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Cooper reviewed the bookkeeper's report and bills submitted for payment. A copy of the bookkeeper's report is attached. Following review and discussion, Director Ring moved to approve the bookkeeper's report and payment of the bills. Director Zepeda seconded the motion, which passed unanimously.

ELECTRICITY CONTRACT WITH RELIANT ENERGY

The Board discussed the renewal of the District's contract with Reliant Energy ("Reliant") for electricity service at District facilities. Following review and discussion, Director Hundl moved to authorize renewal of the District's contract with Reliant for a 36-month term. Director Ring 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 Patrick moved to approve the tax report and checks presented for payment. Director Hundl seconded the motion, which passed unanimously.

2025 TAX RATE

Ms. Herbert stated that notice was published of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2025 total tax rate of \$0.65 per \$100 of assessed valuation.

Ms. Harrington opened the public hearing. There being no comments from the public, Ms. Harrington closed the public hearing.

Ms. Harrington presented an Order Levying Taxes reflecting the proposed 2025 tax rate. She then presented an Amendment to Information Form reflecting the tax rate and stated that the Amendment will be filed with the Texas Commission on Environmental Quality and recorded in the Official Public Records of Fort Bend County.

Following review and discussion, Director Ring moved to: (1) adopt the Order Levying Taxes reflecting a total 2025 tax rate of \$0.60 per \$100 of assessed valuation, comprised of \$0.34 to pay debt service on water, sewer, and drainage bonds, \$0.09 to pay debt service on road improvement bonds, and \$0.17 for operations and maintenance; (2) authorize execution of the Amendment to Information Form; and (3) direct that the Order and Amendment be filed appropriately and retained in the District's official records. Director Patrick 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. He reported on maintenance and repair issues in the District.

UPDATE ON 46-ACRE ANNEXATION

There was no update on this matter.

UPDATE ON 24-ACRE ANNEXATION

There was no update on this matter.

ATTORNEY'S REPORT

Ms. Harrington presented a memorandum regarding the required submission of an annual report to the Bond Review Board containing certain information about the District's voter-approved but unissued bonds, a copy of which is attached, and stated that ABHR will work with the District's consultants to prepare and submit the annual report by the September 30th deadline.

WEBSITE MATTERS

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

REPORTS FROM DIRECTORS AND CONSULTANTS

Director Patrick updated the Board on the previous and upcoming Districts Council meetings.

MEETING SCHEDULE

The Board concurred to tentatively schedule the next meeting for October 28, 2025, at 9:30 a.m. at the offices of ABHR.

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




Secretary, Board of Directors

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