

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 163

August 27, 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 27th day of August, 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, 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; Brandon West and Dee Russell of Touchstone District Services ("Touchstone"); Adisa Harrington and Carnell Emanuel of Allen Boone Humphries Robinson LLP ("ABHR"); and Estaban and Elena Duran, Scott Williams, and Larry Allen, members of the public.

MINUTES

The Board considered approving the minutes from the July 25, 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 and bills submitted for payment. A copy of the bookkeeper's report is attached. Following review and discussion, Director Cabello moved to approve the bookkeeper's report and payment of the bills. Director Zepeda 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

the checks presented for payment. Director Hundl seconded the motion, which passed unanimously.

DISCUSS 2024 TAX RATE

The Board considered the District's 2024 tax rate. Mr. Konopka distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2024 water, sewer, and drainage debt service tax rate of \$0.36 per \$100 of assessed valuation and a 2024 road debt service tax rate of \$0.095 based on the District's initial 2024 certified value of \$179,169,750. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate. Mr. Konopka then discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Ring moved to: (1) set the public hearing date for September 24, 2024; and (2) authorize the tax assessor/collector to publish notice of the District's meeting on September 24, 2024, to set the proposed 2024 total tax rate of \$0.7025 per \$100 of assessed valuation, with \$0.36 allocated for debt service on water, sewer, and drainage bonds, \$0.095 allocated for debt service on road bonds, and \$0.2475 allocated for operations and maintenance. 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.

Mr. Saldana updated the Board on the proposed desilting of the T-106 drainage channel.

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.

ATTORNEY'S REPORT

There was no discussion on this matter.

WEBSITE MATTERS

Ms. Russell 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 Districts Council meeting and the upcoming Safety Fest to be held at Katy Mills Mall on September 28, 2024.

MEETING SCHEDULE

The Board concurred to tentatively schedule the next meeting for September 24, 2024, at 9:30 a.m. at the offices of ABHR.

PUBLIC COMMENTS

Ms. Duran addressed the Board regarding issues with a homebuilder's use of a private road near her home.

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


Secretary, Board of Directors

(SEAL)



LIST OF ATTACHMENTS TO MINUTES

Minutes
Page

Bookkeeper's Report.....	1
Tax Report.....	1
Debt Service Tax Rate Analysis	2
Maintenance Report.....	2
Communications Report.....	2