

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 163

March 24, 2026

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 24th day of March, 2026, 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: Yaneth Cooper of Municipal Accounts & Consulting, LP; Kristy Schoonover of Tax Tech, Inc.; Ralph Saldana of Pape-Dawson Engineers, Inc. ("Pape-Dawson"); Brandon West of Touchstone District Services ("Touchstone"); David Valdez of Storm Water Solutions, LLC ("SWS"); 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 February 24, 2026, meeting. Following review and discussion, Director Ring moved to approve the minutes, as submitted. Director Patrick seconded the motion, which passed unanimously.

Director Hundl arrived to the meeting.

2026 DIRECTORS ELECTION

Ms. Harrington discussed the 2026 Directors Election. She stated two candidate applications were received in connection with the two positions to be placed on the May 2, 2026, ballot; therefore, the District may cancel the election. Ms. Harrington then reviewed a Certificate Declaring Unopposed Status of Candidates for Election to the Board of Directors (the "Certificate") and an Order Cancelling Election and Declaring

Unopposed Candidates Elected to Office (the "Order"). Ms. Harrington discussed that the Board had approved entering into a contract with Fort Bend County (the "County") to administer the District's 2026 Directors Election.

Following review and discussion, Director Patrick moved to: (1) approve the Certificate; (2) adopt the Order; and (3) cancel the contract with the County for election services for the May 2, 2026, Directors Election. Director Cabello seconded the motion, passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

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

TAX COLLECTION MATTERS

Ms. Schoonover 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, and based on the tax assessor/collector's recommendation, Director Ring moved to approve the tax report and checks presented for payment. Director Patrick seconded the motion, which passed unanimously.

MOWING AND MAINTENANCE OF DISTRICT PROPERTY

Mr. Saldana reviewed the maintenance report prepared by SWS, a copy of which is attached. He reported on maintenance and repair issues in the District.

PHASE II SMALL MS4 GENERAL PERMIT AND STORM WATER MANAGEMENT PLAN

Mr. Valdez reported on the District's Storm Water Management Plan ("SWMP"). He distributed and reviewed the Year 7 annual report for the SWMP, a copy of which is attached. Following review and discussion, Director Ring moved to approve the Year 7 annual SWMP report. Director Patrick seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Saldana reported on engineering matters.

UPDATE ON 46-ACRE ANNEXATION

Mr. Saldana updated the Board on the status of the proposed 46-acre annexation.

Director Zepeda arrived to the meeting.

ATTORNEY'S REPORT

The Board considered adopting an Order Adopting Section 49.2731 Electronic Bidding Rules to permit the receipt of bids under Section 49.273 of the Texas Water Code through electronic transmission. Following review and discussion, Director Ring moved to adopt an Order Adopting Section 49.2731 Electronic Bidding Rules and direct that the Order be filed appropriately and retained in the District's official records. Director Zepeda seconded the motion, which passed unanimously.

The Board considered adopting an Order Adopting Electronic Signature Rules For Construction Contracts to set forth rules surrounding the receipt of electronic signatures on construction contracts. Following review and discussion, Director Ring moved to adopt an Order Adopting Electronic Signature Rules For Construction Contracts and direct that the Order be filed appropriately and retained in the District's official records. Director Zepeda seconded the motion, which passed unanimously.

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 upcoming Districts Council meeting.

MEETING SCHEDULE

The Board concurred to tentatively schedule the next meeting for April 28, 2026, 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

LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Bookkeeper's Report.....	2
Tax Report.....	2
Maintenance Report.....	2
SWMP Year 7 Annual Report.....	2
Communications Report.....	3