

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 163

July 22, 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 22nd day of July, 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, except Director Ring, thus constituting a quorum.

Also attending the meeting were: Kayla Crigger of Municipal Accounts & Consulting, LP; Ralph Saldana of Pape-Dawson Engineers, Inc.; Kristy Hebert of Tax Tech, Inc.; Dee Russell 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 June 24, 2025, meeting. Following review and discussion, Director Patrick moved to approve the minutes, as submitted. Director Zepeda seconded the motion, which passed unanimously.

RENEWAL OF DISTRICT INSURANCE

The Board reviewed a proposal from Brown & Brown Insurance for renewal of the District's insurance for the 2025-2026 term. Following review and discussion, Director Hundl moved to accept the proposal from Brown & Brown. Director Cabello seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Crigger reviewed the bookkeeper's report and bills submitted for payment. A copy of the bookkeeper's report is attached. Discussion ensued regarding deposits

related to the 24.28-acre annexation. 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 Hundl moved to approve the tax report and checks presented for payment. Director Zepeda seconded the motion, which passed unanimously.

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

The Board discussed the nominees for election to the Board of Directors of the Fort Bend Central Appraisal District. No action was taken.

RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2025 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 2025 tax year.

Following review and discussion, Director Patrick moved to adopt a Resolution Regarding Development Status for 2025 Tax Year establishing the District as a Developed District for the 2025 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 Hundl 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, including a power reactor failure at the pump station.

UPDATE ON 46-ACRE ANNEXATION

There was no update on this matter.

UPDATE ON 24-ACRE ANNEXATION

Ms. Harrington updated the Board on the status of the pending annexation of a tract totaling 24.28-acres into the District.

ATTORNEY'S REPORT

Ms. Harrington distributed and discussed a report prepared by ABHR regarding legislative matters pertaining to the 89th Regular Session of the Texas Legislature.

WEBSITE MATTERS

Ms. Russell 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 August 26, 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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