

## NOTICE OF MEETING

### FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 1 OF FORT BEND COUNTY

The Board of Directors of Fulshear Municipal Utility District No. 1 of Fort Bend County will hold a regular meeting on Wednesday, July 24, 2024, at 12:00 p.m., at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, **Suite 2600, Brazos Conference Room**, Houston, Texas\*, to discuss and, if appropriate, approve and act upon the following items:

1. Comments from the public (5 minute limit).
2. Approve minutes.
3. District website matters.
4. Financial and bookkeeping matters, including payment of the bills and review of investments.
5. Tax assessment and collections matters, including delinquent tax collections, installment agreements, requests for estimates of value, and payment of tax bills.
6. Adopt Resolution Voting for Water District Nominee for the Election of the Board of Directors of the Fort Bend Central Appraisal District.
7. Adopt Resolution Regarding Development Status for 2024 Tax Year.
8. Series 2024 Unlimited Tax Bonds, including:
  - a. approve Preliminary Official Statement and Official Notice of Sale;
  - b. engage rating company to perform credit rating analysis for Series 2024 Unlimited Tax Bonds;
  - c. appoint Paying Agent/Registrar;
  - d. appoint Escrow Agent;
  - e. authorize advertisement for sale of the Series 2024 Bonds and schedule bond sale; and
  - f. authorize auditor to prepare developer reimbursement report.
9. Engineering matters, including authorize design, approve plans and specifications, authorize advertisement of bids, review bids and award contracts, approve pay estimates and change orders, substantial completion, authorize final acceptance of projects, termination, pending or contemplated litigation, settlement, tender, release, and substitution agreements, direct engineer to notify insurance company, proposals, and service agreements, as appropriate, for construction projects, including for the following:
  - a. Fulbrook on Fulshear Creek, Section 11, including:
    - i. water, sewer, and drainage facilities; and
    - ii. paving facilities.
  - b. Fulbrook on Fulshear Creek, Section 17, water, sewer, and drainage facilities, including lift station no. 10;

- c. erosion protection along Fulshear Creek bank and channel east of District boundary, including Emergency Watershed Protection Program, agreement(s) with Natural Resources Conservation Service, U.S. Army Corps of Engineers nationwide permit, survey proposal, and service agreement for environmental services;
  - d. City of Fulshear emergency James Lane water line extension project;
  - e. other engineering matters, including resident requests;
  - f. utility commitments;
  - g. overview of perimeter wall layout and linear footage; and
  - h. update on bond application.
10. Accept and convey deeds and easements and approve related phase I environmental proposals, and consents to encroachment of easements.
  11. Approve Utility Conveyance and Security Agreements, including:
    - a. Fulbrook on Fulshear Creek, Section 17.
  12. Park projects, including authorize design, approve plans and specifications, authorize advertisement for bids, review bids and award contracts, approve pay estimates and change orders, substantial completion, authorize final acceptance of projects, and direct engineer to notify insurance company, as appropriate, including for the following:
    - a. Parkside Passage Drive Recreation Center;
    - b. landscape development of Fulbrook on Fulshear Creek, Section 7; and
    - c. greenway enhancements perimeter walls to serve Fulbrook on Fulshear Creek, Sections 5, 6, 7 and 19, including repairs to existing greenway enhancements perimeter walls.
  13. Mowing and maintenance of District property, including discuss recovery from Hurricane Beryl, resident requests, proposals, and updates on previously approved proposals.
  14. Report on development.
  15. City of Fulshear ("City") matters, including water, sewer, drainage, park and street facilities, tax rebate, utility agreement and development agreement with the City regarding Fulbrook on Fulshear Creek, and City ordinances regarding development and land use.
  16. Discuss meeting schedule.
  17. Comments from the public (5 minute limit).
  18. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney to discuss pending or contemplated litigation, or a settlement offer.

19. Reconvene in Open Session and authorize appropriate action regarding pending or contemplated litigation, or a settlement offer.



Katherine A. Case  
Attorney for the District

**\*The Board will conduct an in-person meeting at its physical meeting location. As an accommodation, the Board is making available a telephone option for members of the public to listen to the meeting and to address the Board during the public comment item. The telephone number is (1-888-278-0296), Access Code (8565533).**

*Fulshear Municipal Utility District No. 1 reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney about Pending or Contemplated Litigation), Section 551.072 (Deliberations about Real Property), Section 551.073 (Deliberations about Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations about Security Devices), and Section 551.086 (Economic Development).*