

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 Tuesday, August 5, 2025, at 1:30 p.m., at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Blanco 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. Approve audit for fiscal year end April 30, 2025.
4. District website matters.
5. Director matters, including discuss appointment of new director and, if appropriate:
 - a. appoint new director;
 - b. approve Sworn Statement, Official Bond, and Oath of Office of new director;
 - c. reorganize the Board and execution of District Registration Form;
 - d. Open Meetings Act and Public Information Act Training Requirements; and
 - e. conflict of interest disclosure required under Chapter 176 of the Texas Local Government Code, including review of disclosure forms adopted by the Texas Ethics Commission and List of Local Government Officers.
6. Financial and bookkeeping matters, including payment of the bills and review of investments.
7. Tax assessment and collections matters, including delinquent tax collections, installment agreements, requests for estimates of value, and payment of tax bills.
8. Adopt Resolution Regarding Development Status for 2025 Tax Year.
9. Series 2025 Unlimited Tax Bonds, including:
 - a. approve Preliminary Official Statement and Official Notice of Sale;
 - b. appoint Paying Agent/Registrar;
 - c. appoint Escrow Agent, if appropriate;
 - d. authorize advertisement for sale of the Series 2025 Bonds and schedule bond sale; and
 - e. authorize auditor to prepare developer reimbursement report.
10. Adopt Resolution Voting for Water District Nominee for the Election of the Board of Directors of the Fort Bend Central Appraisal District.

11. 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. 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 proposals, rights of entry, agreements, and Interlocal Agreement with Fulshear Municipal Utility District No. 2;
 - b. other engineering matters, including resident requests; and
 - c. utility commitments.
12. Land acquisition and conveyance matters, including appraisals, accept and convey deeds and easements and approve related phase I environmental proposals, consents to encroachment, and, if appropriate, engage special counsel.
13. Phase II Small MS4 General Permit and Storm Water Management Plan, including status of compliance, necessary training, and public comment.
14. 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, Sections 17, 18, and 19, including southern detention facility, Phase One and Fulshear Trace sidewalk extension;
 - c. landscape development of Fulbrook on Fulshear Creek, Section 11;
 - d. Landscape improvements along James Lane and FM 1093; and
 - e. update on The Lodge playground equipment replacement.
15. Mowing and maintenance of District property, including detention facility maintenance, resident requests, proposals, and updates on previously approved proposals.
16. Discuss maintenance of District detention facilities, including Maintenance Agreement with Fulbrook on Fulshear Creek Homeowners Association.
17. Report on development.
18. Report regarding legislative matters.

19. 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.
20. Discuss meeting schedule.
21. Comments from the public (5 minute limit).
22. Convene in Executive Session pursuant to (1) Section 551.071, Texas Government Code, to conduct a private consultation with attorney to discuss pending or contemplated litigation, or a settlement offer; and/or (2) Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease, or value of real property; and/or (3) Section 551.074, Texas Government Code, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee
23. Reconvene in Open Session and authorize appropriate action.




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 (1-800-340-3471), Access Code (563094).**

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).