

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, September 25, 2024, at 12:00 p.m., at **The Lodge Welcome Center, 5005 Lodge Lake Drive, Fulshear, 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. Approve developer reimbursement report for Series 2024 Unlimited Tax Bonds and authorize disbursement of bond proceeds.
5. Financial and bookkeeping matters, including payment of the bills, review of investments, and, if appropriate, adopt amended budget for fiscal year ending April 30, 2025.
6. Tax assessment and collections matters, including delinquent tax collections, installment agreements, requests for estimates of value, and payment of tax bills.
7. Conduct public hearing regarding District's tax rate, adopt Order Levying Taxes, and authorize execution of Amendment to Information Form.
8. 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. 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, and service agreements;
 - c. City of Fulshear emergency James Lane water line extension project;
 - d. authorize preparation and submittal of surplus funds application, including adopt Resolution Authorizing Application to the Texas Commission on Environmental Quality for Use of Surplus Funds;

- e. other engineering matters, including resident requests; and
 - f. utility commitments.
9. Accept and convey deeds and easements and approve related phase I environmental proposals, and consents to encroachment of easements.
 10. Approve Utility Conveyance and Security Agreements.
 11. 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. southern detention facility trail improvements, Phase One.
 12. Mowing and maintenance of District property, including discuss recovery from Hurricane Beryl, resident requests, proposals, and updates on previously approved proposals.
 13. Discuss maintenance of District detention facilities, including development of maintenance agreement with Fulbrook on Fulshear Creek Homeowners Association.
 14. Report on development.
 15. Attorney's report, including:
 - a. approve Annual Report and authorize filing of same in accordance with the District's Continuing Disclosure of Information Agreement and as required by SEC Rule 15c2-12; and
 - b. annual Review of Procedures for Continuing Disclosure Compliance.
 16. 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.
 17. North Fort Bend Water Authority matters, including preliminary 2025 fees.
 18. Discuss meeting schedule.
 19. Comments from the public (5 minute limit).
 20. 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.

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



Katharine 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).