

MINUTES  
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 163

August 26, 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 26th day of August, 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 Zepeda, thus constituting a quorum.

Also attending the meeting were: Yaneth Cooper 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"); Chase Wolf of Robert W. Baird & Co., Inc.; 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 July 22, 2025, meeting. Following review and discussion, Director Ring moved to approve the minutes, as submitted. Director Hundl seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

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

## DISCUSS 2025 TAX RATE

The Board considered the District's 2025 tax rate. Mr. Wolf distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2025 water, sewer, and drainage debt service tax rate of \$0.34 per \$100 of assessed valuation and a 2025 road debt service tax rate of \$0.09. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate. Mr. Wolf then discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Ring moved to: (1) set the public hearing date for September 23, 2025; and (2) authorize the tax assessor/collector to publish notice of the District's meeting on September 23, 2025, to set the proposed 2025 total tax rate of \$0.65 per \$100 of assessed valuation, with \$0.34 allocated for debt service on water, sewer, and drainage bonds, \$0.09 allocated for debt service on road bonds, and \$0.22 allocated for operations and maintenance. Director Cabello 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.

## UPDATE ON 46-ACRE ANNEXATION

There was no update on this matter.

## UPDATE ON 24-ACRE ANNEXATION

There was no update on this matter.

## ATTORNEY'S REPORT

There was no report on this matter.

### 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 previous Districts Council meeting. He also discussed the 2025 Katy Area Safety Fest and requested that Touchstone post information regarding the event on the District's website.

### MEETING SCHEDULE

The Board concurred to tentatively schedule the next meeting for September 23, 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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