

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 26, 2023, 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. Approve audit for fiscal year end April 30, 2023.
4. District website matters.
5. Financial and bookkeeping matters, including payment of the bills, review of investments, and adopt Resolution Establishing Director Fees of Office and District Reimbursement Policy.
6. Tax assessment and collections matters, including delinquent tax collections, installment agreements, requests for estimates of value, and payment of tax bills.
7. Adopt Resolution Regarding Development Status for 2023 Tax Year.
8. Series 2023 Unlimited Tax Road Bonds, including:
 - a. approve preliminary cost summary for bond issue;
 - b. authorize preparation of Preliminary Official Statement and Official Notice of Sale;
 - c. authorize tax assessor/collector to request Certificate of Assessed Value as of January 1 from the Appraisal District; and
 - d. 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, and direct engineer to notify insurance company, 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, including:
 - i. water, sewer, and drainage facilities, including lift station no. 10; and
 - ii. paving facilities.

- c. Fulbrook on Fulshear Creek, Section 18, including:
 - i. water, sewer, and drainage facilities; and
 - ii. paving facilities.
 - d. Fulbrook on Fulshear Creek, Section 19, including:
 - i. water, sewer, and drainage facilities; and
 - ii. paving facilities.
 - e. mass grading and Regional Detention/Amenity Pond improvements, including Fulshear Creek outfall;
 - f. erosion protection along Fulshear Creek south bank, including Emergency Watershed Protection Program, application to Natural Resources Conservation Service, and U.S. Army Corps of Engineers nationwide permit;
 - g. other engineering matters, including resident requests; and
 - h. utility commitments.
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 18; and
 - b. Fulbrook on Fulshear Creek, Section 19.
 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. landscape development of Fulbrook on Fulshear Creek, Sections 9, 10, 15 and 16;
 - b. landscape development of Fulbrook on Fulshear Creek, Section 6;
 - c. Parkside Passage Drive Recreation Center;
 - d. landscape development of Fulbrook on Fulshear Creek, Section 7;
 - e. greenway enhancements perimeter walls to serve Fulbrook on Fulshear Creek, Section 7, including repairs to existing greenway enhancements perimeter walls; and
 - f. Fulshear Trace roundabout repairs.
 13. Mowing and maintenance of District property, including resident requests, proposals, and updates on previously approved proposals.
 14. Report on development.
 15. Attorney's report, including:
 - a. report regarding legislative matters; and
 - b. Execution of Amendment to Information Form.
 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. 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 S. Cane
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).

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (713) 860-6400 at least three business days prior to the meeting so that appropriate arrangements can be made.

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