

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 **Thursday, September 1, 2022, at 12:00 p.m.**, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, **Suite 2600, Neches 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. Approve audit for fiscal year end April 30, 2022.
5. Financial and bookkeeping matters, including payment of the bills and review of investments.
6. Tax assessment and collections matters, including delinquent tax collections, installment agreements, requests for estimates of value, and payment of tax bills.
7. Discuss 2022 tax rate, set public hearing date, and authorize notice of public hearing regarding adoption of tax rate.
8. Discuss Series 2022A Unlimited Tax Road Bonds, including, if appropriate:
 - 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, and direct engineer to notify insurance company, as appropriate, for construction projects, including for the following:
 - a. Fulbrook on Fulshear Creek, Section 7, including:
 - i. water, sewer, and drainage facilities; and
 - ii. paving facilities.
 - b. Fulbrook on Fulshear Creek, Section 11, including:
 - i. water, sewer, and drainage facilities; and
 - ii. paving facilities.

- c. Fulbrook on Fulshear Creek, Section 17, including:
 - i. water, sewer, and drainage facilities, including lift station no. 10; and
 - ii. paving facilities.
 - d. Fulbrook on Fulshear Creek, Section 18, including:
 - i. water, sewer, and drainage facilities; and
 - ii. paving facilities.
 - e. Fulbrook on Fulshear Creek, Section 19, including:
 - i. water, sewer, and drainage facilities; and
 - ii. paving facilities.
 - f. drainage study update;
 - g. mass grading and Regional Detention/Amenity Pond improvements;
 - h. Detention Pond to serve the Commercial Tracts;
 - i. Parkside Passage Drive Recreation Center water, sewer, drainage, and paving facilities;
 - j. erosion repairs behind 4811 Legend Creek Drive and 5307 Lake Hill Farm Way;
 - k. erosion repairs behind 5423 Lake Hill Farm Way;
 - l. other engineering matters, including resident requests; and
 - m. 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.
 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; and
 - d. District trail system, including update on removal of signs and installation of barrier landscaping.
 13. Mowing and maintenance of District property, including resident requests, proposals, and update on previously approved proposals.
 14. Report on development.
 15. Attorney's report.
 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. Review of Master Agreement for Professional Landscape Architecture Services with Sweitzer & Associates.
18. Comments from the public (5 minute limit).




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 (1-877-411-9748), Access Code (9455311).**

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.