

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, December 10, 2025, 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. Report from North Fort Bend Water Authority.
5. Travel Reimbursement Guidelines and Director Expenses for the Association of Water Board Directors winter conference.
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. 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 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, and report from Drainage Committee;
 - b. review and, if appropriate, approve amended Agreement for Professional Engineering Services with Pape-Dawson Consulting Engineers, LLC;
 - c. other engineering matters, including resident requests; and
 - d. utility commitments.
9. Land acquisition and conveyance matters, including appraisals, accept and convey deeds and easements and approve related phase I environmental proposals, consents to encroachment, and rights of entry.

10. Phase II Small MS4 General Permit and Storm Water Management Plan, including status of compliance, necessary training, and public comment.
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 Site Work;
 - 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; and
 - d. update on Nott Farm Crossing playground bench replacement and proposals for park improvements.
12. Mowing and maintenance of District property, including resident requests, proposals, and updates on previously approved proposals.
13. Report from Lake Management on detention facility maintenance, including related proposals.
14. Report on development.
15. Attorney's report, including:
 - a. review and update Eminent Domain Report to the Texas Comptroller;
 - b. historical bond and tax report to Comptroller; and
 - c. review Arbitrage Rebate Reports for the Series 2015 and 2020 Bonds.
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. Discuss meeting schedule.
18. Comments from the public (5 minute limit).
19. 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.
20. Reconvene in Open Session and authorize appropriate action.

21. Consider use of eminent domain authority to condemn property and, if appropriate, adopt Resolution Authorizing Acquisition of Real Property to confirm the existence of a public necessity for the acquisition of certain properties and property interests along the route described in the Resolution and authorize the initiation of condemnation proceedings to acquire such properties and property interests.




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).

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.