

## **NOTICE OF MEETING**

### **FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 162**

The Board of Directors of Fort Bend County Municipal Utility District No. 162 will hold a regular meeting on Thursday, January 15, 2026, at 5:00 p.m., at the offices of Si Environmental, LLC, 6420 Reading Road, Rosenberg, Texas, to discuss and, if appropriate, act upon the following items:

1. Public comments.
2. Approve minutes.
3. 2026 Directors Election, including:
  - a. adopt Resolution Designating an Agent of the Secretary of the Board of Directors During the 2026 Board of Directors Election Period;
  - b. authorize Notice of Deadline to File Applications for Place on the Ballot; and
  - c. approve contract for election services and any associated agreements if necessary with Fort Bend County.
4. Security matters.
5. Garbage collection services.
6. Report on maintenance, ownership, and construction of drainage, detention, recreational, and landscaping facilities, and authorize appropriate action.
7. Wildlife management proposals.
8. Phase II Small MS4 General Permit and Storm Water Management Plan, including status of compliance, necessary training, public comment, and approval of year 7 and year 1 annual report and public education materials.
9. District website and newsletter matters.
10. Review Arbitrage Rebate Report for the Series 2015A Refunding Bonds.
11. Financial and bookkeeping and tax assessment and collections matters, including:
  - a. payment of bills, review of investments, and review capital projects funds; and
  - b. Fort Bend County tax assessment and collections matters, including installment agreements, request for estimate of value, payment of tax bills, and delinquent accounts.
  - c. accept annual disclosure statements for Investment Officer and bookkeeper.
12. Attorney's report, including:
  - a. annual Report regarding Post-Issuance Compliance Policy;

- b. conduct annual review of Investment Policy and adopt Resolution Regarding Annual Review of Investment Policy; and
- c. review, revise, and adopt Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions.

13. Operation of District facilities, including:

- a. maintenance of and repairs to District facilities;
- b. review equipment history;
- c. amend Rate Order, if appropriate; and
- d. hearing on termination of water and sewer services to delinquent customers and authorize termination of service.

14. Sunrise Meadows Property Owners Association, Inc. matters.

15. Highland Meadows Property Owners Association matters.

16. Still Creek Ranch matters.

17. Engineering matters, including authorize design, approve plans and specifications, authorize advertisement for bids, review bids and award contracts, approve pay estimates and change orders, approve contracts and agreements, authorize final acceptance of projects, and direct engineer to notify insurance company, as appropriate, for the following:

- a. update on bond application;
- b. update on TIRZ bond issue no. 1;
- c. Capital Improvement Plan;
- d. Still Creek Ranch, Sections 6 and 7 Detention;
- e. water, sewer, and drainage facilities to serve Still Creek Ranch, Section 5;
- f. water, sewer, and drainage facilities to serve Still Creek Ranch, Section 6;
- g. Still Creek Ranch Lift Station No. 2;
- h. Still Meadow Lane Extension;
- i. Arabella Phase III Lift Station;
- j. Arabella on the Prairie Phase 3B Detention Basin;
- k. Arabella on the Prairie Phase 4 Detention;
- l. water, sanitary sewer, and drainage facilities for Arabella on the Prairie Section 6;
- m. water, sanitary sewer, and drainage facilities for Arabella on the Prairie Section 7;
- n. water, sanitary sewer, and drainage facilities for Arabella on the Prairie Section 8;
- o. water, sanitary sewer, and drainage facilities for Arabella on the Prairie Section 9;

Texas Water Code Section 49.062(c) provides a process for qualified voters residing in the District to request the designation of a meeting place within the District. Please see Section 49.062(c) for specific information.

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.

- p. water, sanitary sewer, and drainage facilities for Arabella on the Prairie Section 11;
- q. deeds, easements, consents to encroachment, sidewalk matters, environmental assessments, requests for service, and utility commitment letters;
- r. wastewater treatment plant no. 2 Phase 1;
- s. wastewater treatment plant no. 2 Phase 2;
- t. water plant chloramine conversion;
- u. water plant expansion and surface water delivery;
- v. Water Supply Agreement with City of Rosenberg;
- w. On the Prairie Tract use, plans, and improvements;
- x. Cortez Gas Station Expansion III;
- y. drainage improvements, including drainage study; and
- z. LCISD water usage.

18. Park matters, including:

- a. landscape architect's report;
- b. maintenance agreements;
- c. park and trail improvements, including side walk powers and additions to such facilities; and
- d. future parks and recreational facilities planning, including proposals for design work related to the On the Prairie Tract.

19. Development matters, including report regarding development in the District, approve developer reimbursement report, future development, TIRZ matters, estimates of taxable value, County matters, Defined Area matters, grant programs, approval of development financing agreements, and consent to assignments of developer reimbursement right.

20. Tap fee revenue matters, including review and approve developer reimbursement report and disbursement authorizations.

21. Annexation matters update, including discuss and review feasibility report, approve annexation letter agreement, approve petitions for annexation, approve utility agreement with the City of Rosenberg, adopt Order Adding Land, authorize execution of Amendment to Information Form, and accept Waiver of Special Appraisal for the Benefit of the District for the following matters:

- a. Prasix Investments, LLC;
- b. Beazer Homes Texas, L.P.;
- c. Prosper Realty Holdings LLC;
- d. Majestic Developers; and
- e. KB HOME Lone Star Inc.

Texas Water Code Section 49.062(c) provides a process for qualified voters residing in the District to request the designation of a meeting place within the District. Please see Section 49.062(c) for specific information.

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.

22. Real estate matters.
23. Report from District directors regarding director items and agenda items, including discussion of other municipal utility districts' policies and procedures.
24. Report from District consultants regarding pending District business.

\*\*\*\*\*

### AVISO DE ASAMBLEA

#### DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES Nro. 162 DEL CONDADO DE FORT BEND

La Junta Directiva del Distrito de Servicios Pùblicos Municipales Nro. 162 del Condado de Fort Bend, llevará a cabo una asamblea ordinaria el jueves 15 de enero 2026, a las 5:00 p.m., en las Si Environmental, LLC, 6420 Reading Road, Rosenberg, Texas, para discutir y de ser necesario actuar sobre los siguientes puntos:

3. Elección de Directores de 2026, incluyendo:
  - a. adoptar una Resolución Designando un Agente del Secretario de la Junta Directiva Durante el Período de la Elección de la Junta Directiva de 2026;
  - b. autorizar el Aviso de Fecha Límite para Presentar una Solicitud de un Lugar en la Boleta; y
  - c. aprobar el contrato de servicios electorales con el Condado de Fort Bend.



  
Andrew B. Vaughan  
Attorney for the District

*Fort Bend County Municipal Utility District No. 162 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).*

Texas Water Code Section 49.062(c) provides a process for qualified voters residing in the District to request the designation of a meeting place within the District. Please see Section 49.062(c) for specific information.

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.