

## 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, June 4, 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. Security matters.
4. Garbage collection services.
5. Report on maintenance, ownership, and construction of drainage, detention, recreational, and landscaping facilities, and authorize appropriate action.
6. Phase II MS4 Stormwater Plan implementation and stormwater permitting matters, including review public comment.
7. 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 or amendments to same, and consent to assignments of developer reimbursement right.
8. District website and newsletter matters.
9. Sunrise Meadows Property Owners Association, Inc. matters.
10. Highland Meadows Property Owners Association matters.
11. Still Creek Ranch matters
12. Financial and bookkeeping and tax assessment and collections matters, including:
  - a. payment of bills, review of investments, and review capital projects funds;
  - b. Fort Bend County tax assessment and collections matters, including installment agreements, request for estimate of value, payment of tax bills, and delinquent accounts; and
  - c. authorize delinquent tax attorney to proceed with collection of delinquent taxes.
13. Attorney's report.
14. 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.
15. Unlimited Tax Bonds, Series 2026.
16. 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 for Unlimited Tax Bonds, Series 2026;
  - b. Capital Improvement Plan;
  - c. Still Creek Ranch, Sections 6 and 7 Detention;
  - d. water, sewer, and drainage facilities to serve Still Creek Ranch, Section 6;
  - e. Still Creek Ranch Lift Station No. 2;
  - f. Still Meadow Lane Extension;
  - g. Arabella Phase III Lift Station;
  - h. Arabella on the Prairie Phase 3B Detention Basin;
  - i. Arabella on the Prairie Phase 3C Detention Basin;
  - j. Arabella on the Prairie Phase 4 Detention;
  - k. water, sanitary sewer, and drainage facilities for Arabella on the Prairie Section 7;
  - l. water, sanitary sewer, and drainage facilities for Arabella on the Prairie Section 8;
  - m. water, sanitary sewer, and drainage facilities for Arabella on the Prairie Section 9;
  - n. water, sanitary sewer, and drainage facilities for Arabella on the Prairie Section 11;
  - o. water, sanitary sewer, and drainage facilities for Brookside on the Prairie Section 1;
  - p. Brookside on the Prairie Lift Station;
  - q. Brookside on the Prairie Detention;
  - r. deeds, easements, consents to encroachment, sidewalk matters, environmental assessments, requests for service, and utility commitment letters;
  - s. wastewater treatment plant no. 2 Phase 2;
  - t. water plant expansion and surface water delivery;
  - u. On the Prairie Tract use, plans, and improvements;
  - v. Lateral II-B-7 Channel Improvements Phase I;
  - w. Powerline Road expansion;

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.

- x. drainage improvements, including drainage study; and
  - y. LCISD water usage.
17. Park and recreational facilities matters, including review and approve landscape architect's report, authorize design, approve plans and specifications, advertisement for bids, review bids and award contracts, approve pay estimates and change orders, approve contracts and agreements, and authorize final acceptance of projects, and direct engineer to notify insurance company, as appropriate, for the following:
    - a. On the Prairie Phase 1 Trails; and
    - b. Future parks and recreational facilities planning, including proposals for design work related to the On the Prairie Tract.
  18. Tap fee revenue matters, including review and approve developer reimbursement report and disbursement authorizations.
  19. 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.
  20. Real estate matters, including authorize execution of easement agreement(s).
  21. Report from District directors regarding director items and agenda items, including discussion of other municipal utility districts' policies and procedures.
  22. Report from District consultants regarding pending District business.
  23. Meeting schedule.



*Andrew B. Vaughn*  
 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).*

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