

HARRIS-FORT BEND COUNTIES MUNICIPAL UTILITY DISTRICT NO. 1  
NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the above-captioned District will hold a regular public meeting at **1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas**, said address being a meeting place of the District.

**The meeting will be held on Tuesday, September 15, 2026, at 1:30 p.m.**

The Board shall consider and discuss the following matters and take any action necessary or appropriate with respect to such matters:

1. Public comments;
2. CONSENT AGENDA – This agenda consists of ministerial or "housekeeping" items required by law and items of a non-controversial nature. These items will be considered by a single motion unless removed and placed on the Regular Agenda for individual consideration at the request of any Director;
  - (a) Approve the minutes of the August 18, 2026, Board of Directors meeting;
  - (b) Bookkeeper's Report, including financial and investment reports, and authorizing the payment of invoices presented;
  - (c) Tax Assessor-Collector's Report, including authorizing payment of invoices presented, approving the movement of account(s) to uncollectible roll and approving installment agreements; and
  - (d) District's delinquent tax collections attorney's report, any legal action taken by same, authorize foreclosure proceedings, installment agreements, and the filing of proofs of claim;
3. REGULAR AGENDA – This agenda consists of items requiring individual consideration by the Board;
  - (a) Approval of operating budget for fiscal year ending September 30, 2027, a draft of which is attached hereto as Exhibit A;
  - (b) Consider amending Rate Order to adjust NFBWA Groundwater Reduction Plan pumpage fees and maximum penalties for violations;
  - (b) Security Report from Fort Bend County Constable Precinct 1;
  - (c) Consider approval of Interlocal Agreement for Additional Law Enforcement Services between Fort Bend County and the District (10/01/2026– 09/30/2027);
  - (d) Consider renewal of Service Agreement with Flock Security;
  - (e) Trash and recycling collection report from GFL Environmental;
  - (f) Receive the Financial Advisor's recommendation concerning the District's proposed 2026 tax rate, determine intended tax rate, and authorize:
    - i. The required notice that the Board will consider adoption of a tax rate; and
    - ii. The means of providing such notice;
  - (g) Engineer's Report and Capital Improvement Projects, including:
    - i. Authorizing the design and advertisement for bids and/or award of construction contracts for water, sewer, drainage, and recreational facilities to serve the District; acceptance of TEC Form 1295;
      - (a) Status of re-platting and drainage study, including evaluation of materials for parking lot, of Parkway Oaks Drill Site;

- ii. Status of construction contracts, including approval of pay estimates and change orders and/or acceptance of facilities for operation and maintenance purposes,
      - (a) Recoating, Structural and Mechanical Repairs to Joint Wastewater Treatment Plant (CFG Industries, LLC);
      - (b) Surface Water Delivery and Chloramine Disinfection Notification from North Fort Bend Water Authority (W.W. Payton Corporation);
      - (c) Rehabilitation Phases 1-3 of submerged storms sewers located in Falcon Point (Nu-Pipe, LLC);
      - (d) Sidewalk Replacement Program, Phase I – Marquette Trail (A Group Construction, LLC);
      - (e) Status of repair of sinkhole on golf course (ICS); and
      - (f) Sanitary Sewer Rehabilitation (Wellshire Drive) (Ram Rod Utilities, LLC);
    - iii. Requests for service and/or annexation;
    - iv. Status of preparation of application to the TCEQ for road powers;
    - v. Status of compliance with TCEQ Phase II Small MS4 General Permit, including public comments and any training that is necessary under the Storm Water Management Plan;
    - vi. Discussion regarding Willow Fork and drainage channel maintenance; and
  - (h) Operator's Report, including:
    - i. Appeals of District Charges;
    - ii. Referral of accounts for collection; write-off of uncollectible accounts;
    - iii. Implementation of NFBWA Water Provider Conservation Program initiatives;
    - iv. Status of NFBWA 2027 Groundwater Reduction Plan Fee; and
    - v. Status of filing water conservation plan annual implementation report;
  - (i) Committee Reports, including:
    - i. CIP Committee;
    - ii. Finance Committee; financial management plan;
    - iii. Sidewalk Committee, including potential VA3 trail extension to Roesner Road and Saddlehorn Trail in partnership with Willow Fork Drainage District;
    - iv. Park Plan Committee; and
    - v. Communications-Elections Committee; and
  - (j) Communications Report provided by Touchstone District Services;
- 4. Attorney's Report;
  - (a) Status of demand letter to ICON Investments for unpaid annexation costs; and
  - (b) Status of compliance with annual cybersecurity training as required by Chapters 2054 and 2063, Texas Government Code;
- 5. Convene in Closed Session in accordance with Texas Open Meetings Act, including but not limited to consultation with attorney pursuant to Section 551.071, Texas Government Code; and acquisition of property interests pursuant to Section 551.072, Texas Government Code;
- 6. Reconvene in Open Session and authorize any necessary action resulting from Closed Session;

7. Announcements/Future Agenda Items; and

8.



SCHWARTZ, PAGE & HARDING, L.L.P.

By:   
Matthew R. Reed  
Attorneys for the District

*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) 623-4531 at least three business days prior to the meeting so that appropriate arrangements can be made.*

# Exhibit A

HARRIS-FORT BEND COUNTIES MUD #1

8/18/2026

For Year Ending SEPTEMBER 30, 2027

5,700,000

## 3rd Draft

|                                           | Budget<br>9/30/26 | Actual<br>10 | YTD Budget<br>12 | Projected<br>Rev/Exp<br>12 months | Proposed<br>Budget<br>9/30/2027 |      |
|-------------------------------------------|-------------------|--------------|------------------|-----------------------------------|---------------------------------|------|
| <b>INCOME:</b>                            |                   |              |                  |                                   |                                 |      |
| WATER REVENUE                             | 485,000           | 365,696      | 404,167          | 438,836                           | 485,000                         | (8)  |
| SEWER REVENUE                             | 375,000           | 332,976      | 312,500          | 399,571                           | 375,000                         | (8)  |
| PENALTIES                                 | 25,000            | 15,549       | 20,833           | 18,659                            | 25,000                          | (8)  |
| TAP CONNECTION FEE                        | 30,000            | 0            | 25,000           | 0                                 | 30,000                          | (6)  |
| MAINTENANCE TAX                           | 1,412,846         | 1,428,024    | 1,177,372        | 1,428,024                         | 1,660,218                       | (1)  |
| SEWER INSPECTION                          | 3,245             | 2,198        | 2,704            | 2,637                             | 3,245                           |      |
| INTEREST EARNED                           | 225,000           | 220,879      | 187,500          | 265,055                           | 225,000                         | (5)  |
| Regional Wtr Assessment Fees              | 770,000           | 572,432      | 641,667          | 686,918                           | 770,000                         | (10) |
| HFBC MUD #5 revenue L/S Billing           | 30,000            | 135,690      | 25,000           | 162,829                           | 60,000                          | (8)  |
| COH SPA Tax Receipts                      | 23,000            | 32,966       | 19,167           | 39,559                            | 30,000                          |      |
| MISCELLANEOUS INCOME                      | 0                 | 16,760       | 0                | 20,112                            | 0                               |      |
| Total Income                              | 3,379,091         | 3,123,170    | 2,815,909        | 3,462,199                         | 3,663,463                       |      |
| <b>EXPENSES:</b>                          |                   |              |                  |                                   |                                 |      |
| Jt.Wtr Plant Expenses                     | 320,000           | 164,536      | 266,667          | 197,444                           | 300,000                         | (2)  |
| Jt. Sewer Plant Expenses                  | 325,000           | 429,834      | 270,833          | 515,801                           | 515,000                         | (2)  |
| REPAIR & MAINTENANCE                      | 400,000           | 301,936      | 333,333          | 362,323                           | 400,000                         | (8)  |
| Meter Relacement Program                  | 3,500             | 0            | 2,917            | 0                                 | 3,500                           | (8)  |
| SECURITY PATROL                           | 330,000           | 278,797      | 275,000          | 334,557                           | 330,000                         | (6)  |
| TAP CONN/SEWER INSPECTION                 | 10,000            | 437          | 8,333            | 524                               | 10,000                          | (6)  |
| DIRECTOR FEES                             | 28,000            | 18,122       | 23,333           | 21,746                            | 28,000                          |      |
| PAYROLL TAXES                             | 2,800             | 2,847        | 2,333            | 3,417                             | 2,800                           |      |
| LEGAL FEES                                | 135,000           | 118,539      | 112,500          | 142,246                           | 155,000                         |      |
| LEGAL FEES-Annual Disclosure              | 4,000             | 2,850        | 3,333            | 3,420                             | 4,000                           |      |
| AUDITING FEES                             | 15,000            | 14,450       | 12,500           | 14,450                            | 16,000                          |      |
| ENGINEERING FEES                          | 100,000           | 121,671      | 83,333           | 146,005                           | 178,000                         | (9)  |
| LABORATORY EXPENSE                        | 8,000             | 210          | 6,667            | 252                               | 8,000                           | (8)  |
| PERMIT FEES                               | 10,000            | 7,179        | 8,333            | 8,614                             | 10,000                          |      |
| OPERATOR'S FEES                           | 100,000           | 98,867       | 83,333           | 116,240                           | 120,000                         | (8)  |
| BOOKKEEPING FEES                          | 27,000            | 22,445       | 22,500           | 26,934                            | 32,000                          |      |
| LEGAL NOTICES/PUBL                        | 0                 | 0            | 0                | 0                                 | 0                               |      |
| ELECTION EXPENSES                         | 45,000            | 2,074        | 37,500           | 2,489                             | 45,000                          | (7)  |
| OFFICE EXPENSE/POSTAGE                    | 15,000            | 12,776       | 12,500           | 15,332                            | 17,000                          |      |
| SECURITY CAMERAS                          | 60,000            | 60,000       | 50,000           | 72,000                            | 60,000                          |      |
| UTILITIES (including cellular for Meters) | 17,000            | 9,494        | 14,167           | 11,392                            | 17,000                          |      |
| INSURANCE & BONDS                         | 16,000            | 13,940       | 13,333           | 13,940                            | 16,000                          |      |
| GARBAGE COLLECTION                        | 280,000           | 231,414      | 233,333          | 277,697                           | 288,000                         | (4)  |
| TRAVEL EXPENSES                           | 7,000             | 10,343       | 5,833            | 12,411                            | 13,000                          |      |
| N. FL. BEND REG'L WTR PUMPAGE             | 770,000           | 611,079      | 641,667          | 733,295                           | 790,000                         | (10) |
| Mow-Wyndehaven Lakes/Roesner Woods        | 40,000            | 66,737       | 33,333           | 80,085                            | 75,000                          |      |
| MISC & CONTINGENCIES*                     | 3,000             | 3,256        | 2,500            | 3,907                             | 3,000                           |      |
| Communications 03/18/25                   | 50,000            | 31,038       | 41,667           | 37,246                            | 50,000                          |      |
| Total Operating Expense                   | 3,121,300         | 2,632,870    | 2,601,083        | 3,153,766                         | 3,486,300                       |      |

## MAJOR PROJECTS

|                              | Budget  | Actual  | YTD Budget | Projected Rev/Exp | BUDGET  |
|------------------------------|---------|---------|------------|-------------------|---------|
| JT STP REHAB***              | 336,800 | 345,785 | 280,667    | 414,942           | 0       |
| SEWALK REPAIRS***            | 180,000 | 0       | 150,000    | 0                 | 115,000 |
| STORM SEWER C&TV***          | 110,000 | 231,184 | 91,667     | 277,421           | 0       |
| Park PH-1                    | 0       | 0       | 0          | 0                 | 578,000 |
| Total Major Projects Expense | 626,800 | 576,969 | 522,333    | 692,363           | 693,000 |

## SURPLUS (DEFICIT)

(369,009.00) (86,669.35) (307,507.50) (383,930.10) (515,837)

Estimated Balance @ 9/30/27 5,184,163 149%

MYRTLE CRUZ, INC.  
3401 Louisiana STE 400  
Houston, Texas 77002  
(713) 759-1368 FAX (713) 759-1264

- (1) tax-Need Estimate from Tax Consultant/Financial Advisor.
- (2) Budget estimate from WTP/STP Bookkeeper unavailable due to EOY difference  
Estimate based on current cost
- (4) Garbage rate \$18.62 X estimated 1250 homes (est) as of 07/01/25
- (5) Operating balance of \$6.0 Million @ 3.0% (cash,pools,cd's)
- (6) Estimate
- (7) Election Cost Estimate
- (8) Operator estimates
- (9) Engineer estimates
- (10) NFBWA current rate GPW \$4.55 & \$4.90 as of 07/31/22
- (11) \$24,510.00 per mo. to FB constable & \$2614.00 per mo to HFB#3

HARRIS/FT BEND MUD #1  
TAXPAYER IMPACT STATEMENT

|                                                                                 | Current Budget Fiscal Year<br>Ending SEPT 2026** | Proposed Budget Fiscal Year<br>Ending Sept 2027** | No-New-Revenue Tax<br>Rate Budget*** |
|---------------------------------------------------------------------------------|--------------------------------------------------|---------------------------------------------------|--------------------------------------|
| Estimated District Operations and<br>Maintenance Tax Bill on Average Homestead* | \$1,132.72                                       | \$1,373.44                                        | \$1,132.72                           |

\*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$.31150 per \$100 of assessed value. Average homestead values are determined by the county appraisal district.

All estimates above were prepared utilizing the average resident homestead value as of the time that the District's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

\*\*Average tax bill estimates for the current and proposed budgets reflect those taxes necessary to fund the operations and maintenance tax revenues stated in the applicable budget.

\*\*\*This column estimates the operations and maintenance taxes to be paid on the average homestead if the proposed budget generates the same amount of operations and maintenance tax revenues as the current budget.

To Calculate the amount for the Current and No-New Revenue Tax Rate Budget:

Average Appraised Homestead Value: \$421,711.00

Current M/O Tax Rate: \$0.26860

Amount to Put in Boxes: \$1,132.72