

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 35,
OF FORT BEND COUNTY, TEXAS

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 public meeting at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas 77056, said address being a meeting place of the District. Said meeting will also be conducted via videoconference pursuant to Texas Government Code, Section 551.127, as amended. To join the meeting by videoconferencing go to <https://us02web.zoom.us/j/82769732887?pwd=I6N0mBkkP0JGJaSeRXj2jzu8jJOalb.1>. The meeting code is 82769732887 and the access code is fb35. For Chrome, Safari, Edge and other web browsers, you may need to take additional download steps for mobile- and desktop-based use. All members of the public may participate in the meeting in person or via videoconference.

The meeting will be held on Wednesday, September 3, 2025, at 1:00 p.m.

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

1. Comments from the public;
2. Review and approve the minutes of meetings held on August 6, 2025, and August 20, 2025;
3. Engagement of auditor to audit the District's financial statements and prepare the District's audit report for fiscal year ending September 30, 2025;
4. Bookkeeper's Report, including financial investment reports, authorizing the payment of invoices presented, and status of investigation regarding fraudulent transfers from the District's investment account, including the initiation of lawsuits regarding same;
5. Adoption of an operating budget for fiscal year ending September 30, 2026;
6. Adoption of Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District;
7. Annual review of Order Establishing Policy for Investment of District Funds and Appointing Investment Officer, and adoption of Resolution in connection therewith;
8. Tax Assessor-Collector Report, including status of delinquent tax accounts, authorizing the payment of invoices presented, approving tax refunds and moving of accounts to uncollectible roll;
9. Conduct a public hearing regarding the adoption of the District's 2025 tax rate;
10. Levy of the District's 2025 debt service and maintenance tax rates, and the adoption of an Order in connection therewith;

11. Approval and execution of an Amendment to the Fourth Amended and Restated District Information Form;
12. Delinquent Tax Collections Attorney Report, including authorizing foreclosure proceedings, installment agreements and the filing of proofs of claim;
13. Review activity reports and/or receive updates regarding Fort Bend County Precinct 1 Constable's Office;
14. Engineering Report, including:
 - a. Authorizing the design, advertisement for bids and/or award of construction contracts or concurrence in the award of a contract for the construction of water, sanitary sewer and drainage facilities within the District and acceptance of Texas Ethics Commission ("TEC") Form 1295;
 - (i) Wastewater Treatment Plant No. 1 rehabilitation; and
 - (ii) Wastewater Treatment Plant No. 2 rehabilitation;
 - b. Status of construction contracts, including the approval of any pay estimates, change orders and/or acceptance of facilities for operation and maintenance purposes;
 - c. Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District; and
 - d. Repairs to Little Prong Creek by Grand Lakes Water Control and Improvement District;
15. Report by Champions Hydro-Lawn, Inc. ("Champions") regarding maintenance of drainage facilities;
16. Status of compliance with the Texas Commission on Environmental Quality TPDES Phase II Small MS4 General Permit, including public comments and any training that is necessary under the Storm Water Management Plan ("SWMP");
17. Operations and Maintenance Report, including:
 - a. Authorizing the repair and maintenance of District facilities;
 - b. Compliance with Fort Bend County Municipal Utility District No. 34's ("No. 34") water supply and waste discharge permits;
 - c. Appeals of District charges;
 - d. Referral of accounts for collection and deeming of various accounts as uncollectible;
 - e. Report regarding water accountability;
 - f. Status of maintenance of the District's park facilities, including:
 - (i) Review report prepared by Environments & Co. evaluating the playground located at the Family Park; and
 - (ii) Consider scope and proposals for maintenance of District's Dog and Family Parks;
 - g. Program to reduce the use of flushable wipes within the District;
 - h. Status of Year 3 of 5 of the District's annual Sanitary Sewer Televising and Cleaning Project; proposal to inspect manholes in areas for said project;

- i. Status of communications with Ezee Fiber Texas, LLC regarding damage to District facilities;
 - j. Status of communications with Seven Meadows Community Association ("Seven Meadows") for payment of damages to District's water line caused by a Seven Meadows contractor; and
 - k. Proposed Joint Fall Community Event to be conducted in cooperation with No. 34, including approval of Letter Agreement with No. 34 relative to same;
18. Consider request from Seven Meadows Community Association, Inc. ("Seven Meadows") to increase the District's annual contribution toward maintenance costs for District-owned property pursuant to Maintenance Agreement between the District and Seven Meadows;
19. Consider addition of a public restroom at the District's Family Park;
20. Status of compliance with the EPA's final National Primary Drinking Water Regulation for PFAS;
21. District website and mass notification messaging matters;
22. Attorney's Report, including:
 - a. PFAS-related class action litigation and settlements; and
 - b. Conversion to LED bulbs and painting of the decorative light poles in the community by CenterPoint Energy;
23. Convene in Closed Session pursuant to Open Meetings Act, Section 551.071, Texas Government Code, for consultation with the District's attorney regarding pending or threatened litigation or matters protected by attorney-client privilege and Section 551.089, Texas Government Code, regarding deliberation regarding security devices or security audits;
24. Reconvene in Open Session and authorize any action resulting from discussions in Closed Session; and
25. Matters for possible placement on future agendas.

(SEAL)



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

By: Katherine Henderson
Katherine Henderson
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"

Adopted Budget

Fort Bend County MUD 35 - Fiscal Year Ending 09/2026

	Nine Month Actuals 10/24 - 06/25	Twelve Months Annualized FYE 09/26	Approved 2025 Budget	Adopted 2026 Budget
Revenues				
14101 • Water- Customer Service Revenue	538,150	717,533	625,000	753,400
14102 • Water Authority Revenue	1,138,192	1,517,590	1,450,000	1,778,862
14105 • Connection Fees	3,767	5,022	2,000	5,200
14106 • Larry's Toolbox Rebate	34,058	34,058	42,500	35,100
14108 • Transfer Fees	2,276	2,276	2,000	2,300
14201 • Wastewater-Customer Service Rev	648,592	864,789	750,000	908,000
14203 • Grease Trap Inspection Fees	9,950	13,267	10,000	13,700
14301 • Maintenance Tax Collections	1,158,261	1,160,629	1,150,000	1,070,329
14401 • Sales Tax Revenue	221,743	295,657	285,000	304,500
14702 • Penalties & Interest	37,004	49,339	30,000	50,800
14801 • Interest Earned on Checking	482	996	500	1,000
14802 • Interest Earned on Temp. Invest	322,299	429,733	450,000	371,584
15801 • Miscellaneous Income	4,581	4,581	15,000	200
Total Revenues	\$4,119,356	\$5,095,470	\$4,812,000	\$5,294,975
Expenditures				
16101 • Billing Service Fees - Water	47,856	63,808	50,000	65,700
16104 • Purchase Water / JWP	174,931	215,496	475,000	210,684
16105 • Maintenance & Repairs - Water	224,448	299,264	250,000	314,200
16108 • Laboratory Expense - Water	11,600	15,467	10,000	15,900
16110 • Utilities - Water	44	59	20,000	100
16111 • Reconnection Expense	1,980	2,640	2,000	2,700
16112 • Disconnection Expense	9,135	12,180	0	12,500
16114 • Telephone Expense - Water	0	0	1,250	0
16116 • Permit Expense - Water	5,243	6,500	6,500	6,500
16117 • TCEQ Regulatory Expense - Water	875	875	0	900
16118 • Water Authority Fees	1,227,215	1,778,872	1,450,000	1,778,862
16120 • Service Account Collection	0	0	8,500	0
16201 • Billing Service Fees-Wastewater	44,260	59,013	50,000	60,800
16203 • Grease Trap Inspections	2,100	3,240	0	12,360
16204 • Purchase Wastewater Service	329,113	474,313	475,000	467,942
16205 • Maint & Repairs - Wastewater	100,270	133,693	110,000	137,700

Adopted Budget

Fort Bend County MUD 35 - Fiscal Year Ending 09/2026

	Nine Month Actuals 10/24 - 06/25	Twelve Months Annualized FYE 09/26	Approved 2025 Budget	Adopted 2026 Budget
16206 • Purchased Services - Lift Station	6,339	8,451	5,000	8,700
16208 • Laboratory Expense - Wastewater	0	0	10,000	0
16209 • Mowing - Wastewater	176	176	1,000	1,000
16211 • Utilities - Lift Station	4,329	5,772	20,000	5,900
16214 • Telephone Expense - Wastewater	1,733	2,311	1,250	2,400
16217 • TCEQ Regulatory Exp-Wastewater	875	875	0	900
16280 • Little Prong Creek Maint	0	0	0	40,284
16289 • N Outfall Channel Maintenance	0	36,000	35,111	36,000
16301 • Garbage Expense	452,295	603,060	615,000	633,200
16401 • SWQ Management	51,145	68,193	55,000	70,200
16450 • SB 622 - Publication Costs	0	0	1,000	1,000
16502 • Inspection Expense	0	0	10,000	0
16566 • Wise Guy Program	748	997	2,000	1,000
16601 • Lakes/Parks Maintenance	50,531	67,375	70,000	69,400
16602 • Landscape Maintenance	0	0	60,000	60,000
16611 • Utilities - Streetlights	128,235	170,980	125,000	176,100
16701 • Administrative Fees	8,504	11,339	9,000	11,700
16703 • Legal Fees	225,495	300,660	90,000	150,000
16705 • Auditing Fees	24,900	24,900	27,000	25,600
16706 • Engineering Fees	23,770	31,694	35,000	40,000
16710 • Website Hosting	1,413	1,884	3,500	1,900
16712 • Bookkeeping Fees	39,723	52,964	33,600	54,600
16714 • Printing & Office Supplies	2,653	3,537	3,500	3,600
16715 • Filing Fees	30	75	100	100
16716 • Delivery Expense	79	379	150	400
16717 • Postage	19	59	150	100
16718 • Insurance & Surety Bond	15,746	15,746	30,000	16,200
16720 • Dues & Registrations	790	1,053	0	1,100
16721 • Meeting Expense	1,308	3,108	0	3,200
16722 • Bank Service Charge	100	130	750	150
16723 • Travel Expense	2,114	2,819	7,500	2,900

Adopted Budget

Fort Bend County MUD 35 - Fiscal Year Ending 09/2026

	Nine Month Actuals 10/24 - 06/25	Twelve Months Annualized FYE 09/26	Approved 2025 Budget	Adopted 2026 Budget
16728 · Record Storage Fees	382	532	500	600
16731 · Arbitrage Analysis	3,425	3,425	0	3,500
16732 · SPA Expense	4,500	4,500	3,000	4,500
16801 · Patrol Expense	129,825	171,306	165,000	188,400
17101 · Payroll Expenses	18,935	25,247	15,000	26,000
17102 · Payroll Administration	300	450	0	600
17103 · Payroll Tax Expense	1,449	1,931	5,000	2,000
17802 · Miscellaneous Expense	182	182	27,500	200
Total Expenditures	\$3,381,117	\$4,687,531	\$4,374,861	\$4,730,282
Other Revenues				
15901 · Assigned Surplus	0	0	0	986,828
Total Other Revenues	\$0	\$0	\$0	\$986,828
Capital Outlay				
17901 · Capital Outlay	0	0	3,000	50,000
17904 · CO - Park	500	500	0	0
17009 · Capital Outlay - JWP	0	0	505,000	460,601
17008 · Capital Outlay - STP	0	0	307,000	617,522
17010 · Capital Outlay - Lift Station 2 Rehab	0	0	0	86,000
17011 · Capital Outlay - Joint Lift Station Rehab	0	0	0	92,018
17910 · Cap Outlay - Maint. Sewer TV &	0	0	100,000	150,000
17911 · Cap Outlay - LPC Erosion & Outf	0	0	200,000	95,380
Total Capital Outlay	\$500	\$500	\$1,115,000	\$1,551,521
Net Excess Revenues <Expenditures>	\$737,738	\$407,439	(\$677,861)	(\$0)

Exhibit B

Taxpayer Impact Statement

	Current Budget Fiscal Year Ending September 2025**	Proposed Budget Fiscal Year Ending September 2026**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$581.98	\$509.82	\$581.98

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.10 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 operation 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.