

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 34,
OF FORT BEND COUNTY, TEXAS

NOTICE OF SPECIAL 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 special public meeting at **1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas 77056**, said address being a meeting place of the District.

The meeting will be held on **Thursday, December 4, 2025, at 12:00 p.m.**

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

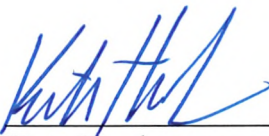
1. Comments from the public;
2. Review and approval of the minutes of the October 28, 2025, Board of Directors meeting;
3. Bookkeeper's Report, including financial and investment reports and authorizing the payment of invoices presented;
4. Status of compliance by the District with Texas Government Code, Chapter 2265, relative to energy reporting;
5. Tax Assessor-Collector Report, including status of delinquent tax accounts, authorizing the payment of invoices presented, approving tax refunds, and moving of accounts to the uncollectible roll;
6. Delinquent Tax Collections Attorney Report, including authorizing foreclosure proceedings, installment agreements and the filing of proofs of claim;
7. Operations and Maintenance Report, including:
 - a) Compliance with District's Water and Waste Discharge Permits, including historical lab test results for samples taken at plant;
 - b) Operation, maintenance and repair of District's water, wastewater and drainage facilities;
 - c) Appeals of District charges;
 - d) Referral of District accounts for collection and the deeming of various accounts to be uncollectible;
 - e) Maintenance of District park facilities;
 - f) Report regarding water accountability, including billing practices to Fort Bend County Municipal Utility District No. 35 ("No. 35");
 - g) Status of investigation regarding operational efficiency at the Wastewater Treatment Plant; and
 - h) Status of Phase 4 of 5 (Schedule D) of District's 5 year annual sanitary sewer televising program (LSEC Wastewater System Services), including proposals for repairs in connection therewith;

8. Report by Champions Hydro-Lawn, Inc. regarding maintenance of drainage facilities;
9. Status of compliance with the Texas Commission on Environmental Quality Phase II Small MS4 General Permit, including public comments and any training that is necessary under the Storm Water Management Plan;
10. Report regarding North Fort Bend Water Authority ("NFBWA") 2025 Water Provider Conservation Program; consider approval regarding District's participation in the NFBWA 2026 Water Provider Conservation Program;
11. Authorize operator and engineer to perform 2026 water loss audit;
12. Engineer's Report, including:
 - a) Authorize the design, advertisement for bids and/or award of construction contracts, and the acceptance of TEC Form 1295 for projects;
 - 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 easements, conveyances for facilities constructed or to be constructed for the District, and acceptance of TEC Form 1295;
 - d) Status of relocation of District's 12" Waterline and Waterline Easement to accommodate proposed office building footprint on 1.5 acre tract at northwest corner of FM 1093 and Gaston Road, including:
 - i) Approval of Consent to Encroachment and Indemnity Agreement by and between XAG Group HQ, LLC ("XAG") and the District;
 - ii) Approval of Letter Agreement with XAG; and
 - iii) Approval of Professional Services Agreement with design engineer for XAG; and
 - e) Repairs to Little Prong Creek by Grand Lakes Water Control and Improvement District;
13. Status of compliance with the EPA's final National Primary Drinking Water Regulation for PFAS;
14. Utility commitment requests, and acceptance of TEC Forms 1295;
15. District website and mass notification messaging matters;
16. Review activity reports and/or receive updates regarding Fort Bend County Precinct 1 Constable's Office and Flock Safety Report;
17. Approval of an Amended Joint Funding Agreement for Additional Law Enforcement Services among the District, No. 35, and Seven Meadows Community Association, Inc.;

18. Authorize attorney to file Eminent Domain Report with the Texas Comptroller of Public Accounts prior to February 1, 2026, pursuant to § 2206.154, Texas Government Code;
19. Review of Memorandum from the Fort Bend Central Appraisal District ("FBCAD") regarding the District casting an Election Ballot in connection with the FBCAD's Board of Directors and the adoption of a Resolution authorizing same;
20. Matters related to the Directors Election to be called for May 2, 2026, including authorization to post Notice Regarding Candidate Filing Period;
21. Attorney's Report, including:
 - a) Communications with CenterPoint Energy regarding conversion of LED bulbs and painting of the decorative light poles in the community; and
 - b) Correspondence from Masterson Advisors, LLC in connection with MSRB Rule G-10 disclosures;
22. 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;
23. Reconvene in Open Session and authorize any action resulting from matters discussed in Closed Session; and
24. Matters for possible placement on future agendas.



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

By: 
Kate 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.