

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 34,
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.

The meeting will be held on **Tuesday, September 23, 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 August 26, 2025, Board of Directors meeting;
3. Conduct a public hearing regarding the adoption of the District's 2025 tax rate;
4. Levy of the District's 2025 debt service and maintenance tax rates, and the adoption of an Order in connection therewith;
5. Approval and execution of an Amendment to the Second Amended and Restated District Information Form;
6. Engagement of auditor to audit the District's financial statements and prepare the District's audit report for fiscal year ending September 30, 2025;
7. Bookkeeper's Report, including financial and investment reports and authorizing the payment of invoices presented;
8. Adoption of operating budget for fiscal year ending September 30, 2026;
9. 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;
10. Adoption of Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District;
11. Annual review of Order Establishing Policy for Investment of District Funds and Appointing Investment Officer, and adoption of Resolution and amended Order in connection therewith;
12. Delinquent Tax Collections Attorney Report, including authorizing foreclosure proceedings, installment agreements and the filing of proofs of claim;

13. 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, including repairs to benches;
 - 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;
 - h) Consider proposal to perform Phase 4 of 5 (Schedule D) of District's 5 year annual sanitary sewer televising program; and
 - i) Joint Fall Community Event to be held in cooperation with No. 35;
14. Report by Champions Hydro-Lawn, Inc. regarding maintenance of drainage facilities;
15. 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;
16. Engineer's Report, including:
 - a) Authorize the design, advertisement for bids and/or award of construction contracts, and the acceptance of Texas Ethics Commission ("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;
 - e) Discussion regarding expansion of Wastewater Treatment Plant No. 2; and
 - f) Repairs to Little Prong Creek by Grand Lakes Water Control and Improvement District;

17. 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 and approval of an Amended Maintenance Agreement relative to same;
18. Status of compliance with the EPA's final National Primary Drinking Water Regulation for PFAS;
19. Utility commitment requests, and acceptance of TEC Forms 1295;
20. District website and mass notification messaging matters;
21. Consider approval of Agreement for Additional Law Enforcement Services between Fort Bend County and Seven Meadows Community Association, Inc;
22. Review activity reports and/or receive updates regarding Fort Bend County Precinct 1 Constable's Office;
23. Status of amended Services Agreement between the District and Flock Group, Inc.; review Flock Safety Report;
24. Attorney's Report, including:
 - a) Communications with CenterPoint Energy regarding conversion of LED bulbs and painting of the decorative light poles in the community;
25. 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;
26. Reconvene in Open Session and authorize any action resulting from matters discussed in Closed Session; and
27. 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.

Exhibit "A"

Proposed Budget

Fort Bend County MUD No.34 - GOF - Fiscal Year Ending 09/2026

	Ten Month Actuals 10/24 - 07/25	Twelve Months Annualized FYE 09/25	Approved 2025 Budget	Proposed 2026 Budget
Revenues				
14101 · Water-Customer Service Revenue	417,784	525,784	497,400	525,800
14102 · North Fort Bend Water Authority	817,068	1,058,244	965,825	1,058,238
14105 · Connection Fees	2,840	3,408	4,700	3,400
14106 · Larry's Toolbox Rebate	29,803	29,803	23,400	29,800
14201 · Wastewater-Customer Service Rev	525,035	630,042	626,000	630,000
14203 · Grease Trap	900	1,500	0	3,600
14301 · Maintenance Tax Collections	2,219,603	2,229,308	2,128,400	2,416,451
14401 · COH - Sales Tax Rebate	2,596	2,596	0	2,600
14501 · Tap Connections	2,420	2,420	0	0
14502 · Inspection Fees	11,200	13,440	3,000	3,000
14701 · Administrative Revenue	10,000	12,000	12,000	12,000
14702 · Penalties & Interest	19,458	23,350	22,500	23,400
14801 · Int Earned on Checking	1,041	1,249	1,700	1,200
14802 · Interest Earned on Temp. Invest	337,730	393,071	381,000	366,597
15801 · Miscellaneous Income	0	7,099	0	0
Total Revenues	\$4,397,478	\$4,933,314	\$4,665,925	\$5,076,086
Expenditures				
16101 · Billing Service Fees - Water	30,767	40,167	35,100	41,400
16103 · Bulk Water Purchase	98,988	116,380	117,127	125,335
16104 · JWP - NFBWA Fees	844,246	1,058,244	965,825	1,058,238
16105 · Maintenance & Repairs - Water	121,257	145,508	144,900	149,900
16108 · Laboratory Expense - Water	22,601	27,121	31,100	27,900
16110 · Service Account Collection	3,335	3,335	6,400	0
16111 · Reconnections	2,370	2,844	4,700	2,900
16116 · Permit Expense - Water	4,510	4,510	4,900	4,600
16117 · TCEQ Regulatory Expense - Water	728	2,890	2,800	2,890
16118 · Irrigation Evaluations - NFBWA	845	1,014	1,500	1,000
16119 · Lead & Copper Sampling	278	278	0	0
16201 · Billing Service Fees-Wastewater	30,833	40,333	31,400	41,500

Proposed Budget

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	Ten Month Actuals 10/24 - 07/25	Twelve Months Annualized FYE 09/25	Approved 2025 Budget	Proposed 2026 Budget
16203 · Grease Trap Inspections	2,600	3,120	3,000	3,000
16204 · Purchase Sewer Service	301,026	373,532	351,800	390,525
16205 · Maint & Repairs - Wastewater	45,102	54,122	100,000	55,700
16210 · Utilities - Lift Station	0	0	400	0
16211 · Sanitary Sewer Survey	46,820	46,820	50,000	50,000
16215 · Sanitary Sewer - TV & Clean	307,217	307,217	150,000	150,000
16217 · TCEQ Regulatory Exp-Wastewater	728	2,890	2,800	2,890
16218 · Mowing - Lift Stations	739	887	1,000	900
16219 · Maint & Repairs - STP #2	59,570	71,484	98,900	73,600
16220 · Chemicals - STP #2	39,295	47,154	42,900	48,600
16221 · Lab Fees - STP #2	15,661	18,793	26,200	19,400
16222 · Mowing - STP #2	6,014	7,216	3,100	7,400
16223 · Sludge Removal - STP #2	33,077	44,103	50,300	45,400
16224 · Permit - STP #2	1,250	1,250	1,300	1,300
16225 · Telephone - STP #2	1,517	1,820	1,400	1,900
16226 · Utilities - STP #2	17,005	22,673	24,800	23,400
16227 · Dumpster Expense - STP #2	800	960	960	1,000
16301 · Garbage Expense	260,423	314,023	325,395	338,625
16401 · Storm Water Management Plan	17,500	20,000	10,000	20,600
16402 · Permit Expense	320	320	0	300
16403 · Long Meadow Park Drainage	51,507	51,507	0	50,000
16404 · Drainage Channel Imprv - Seg II	2,218	2,661	10,200	2,700
16405 · Little Prong Creek-Champions	41,869	50,243	46,400	51,700
16406 · Maint & Repairs - Stormwater	2,280	2,280	0	0
16601 · Landscape - Seven Meadows HOA	0	36,000	36,000	39,600
16602 · Utilities - Street Lights	81,412	108,550	110,600	111,800
16603 · Utilities - FB 34 Park	102	136	100	100
16604 · Mowing - Park	6,031	7,238	37,300	7,500
16607 · Community Project Contribution	37,867	37,867	5,000	5,000
16608 · Parks Maintenance	7,101	8,521	0	0

Proposed Budget

Fort Bend County MUD No.34 - GOF - Fiscal Year Ending 09/2026

	Ten Month Actuals 10/24 - 07/25	Twelve Months Annualized FYE 09/25	Approved 2025 Budget	Proposed 2026 Budget
16703 · Legal Fees	52,122	62,546	90,000	90,000
16705 · Auditing Fees	24,800	24,800	23,500	23,500
16706 · Engineering Fees	30,691	36,829	50,000	50,000
16707 · Customer Alerts & Messaging	9,484	11,381	16,200	11,700
16709 · Election Expense	0	0	0	10,000
16711 · Travel/AWBD Expense	12,215	12,514	9,900	15,000
16712 · Bookkeeping Fees	58,330	69,996	68,000	70,000
16714 · Printing & Office Supplies	5,970	7,164	10,400	7,400
16715 · Filing Fees	108	129	200	200
16716 · Delivery Expense	85	102	300	300
16717 · Postage	6,442	7,731	8,600	8,000
16718 · Insurance & Surety Bond	7,424	7,424	5,800	7,600
16719 · Bank Service Charge	510	612	1,000	600
16721 · Meeting Expense	4,399	5,279	4,200	5,400
16723 · Record Storage Fee	2,632	3,158	2,600	3,300
16724 · SB622 - Publication Costs	0	0	500	500
16725 · Arbitrage Expense	5,450	5,450	9,000	5,000
16729 · Energy Advisor Fees	250	250	250	250
16730 · SB 625 Filing Fees	600	600	600	600
16738 · Smart Meters Admin Fee	14,605	19,473	15,600	20,100
16801 · Security Expense	75,173	91,186	96,075	96,075
16802 · Flock Security Cameras	18,000	18,000	16,000	18,000
17101 · Payroll Expenses	13,260	15,470	16,796	16,796
17103 · Payroll Tax Expense	1,014	1,183	1,345	1,345
Total Expenditures	\$2,891,373	\$3,487,289	\$3,282,473	\$3,420,269

Proposed Budget

Fort Bend County MUD No.34 - GOF - Fiscal Year Ending 09/2026

	Ten Month Actuals 10/24 - 07/25	Twelve Months Annualized FYE 09/25	Approved 2025 Budget	Proposed 2026 Budget
Other Revenues				
15901 · Transfer from Operating Reserve	0	0	0	99,870
Total Other Revenues	\$0	\$0	\$0	\$99,870
Other Expenses				
18103 · Transfer to Tax Account	70,098	70,098	0	0
Total Other Revenues	\$70,098	\$70,098	\$0	\$0
Capital Outlay				
17901 · Capital Outlay - Operating	65,960	65,960	708,000	982,000
17913 · Capital Outlay - STP	13,440	13,440	148,369	357,287
17914 · Capital Outlay - JWP	17,960	17,960	386,962	416,400
Total Capital Outlay	\$97,361	\$97,361	\$1,243,331	\$1,755,687
Net Excess Revenues <Expenditures>	\$1,338,646	\$1,278,567	\$140,121	\$0

* Those appendix items required by Texas Water Code Section 49.057(b) are filed in the District's official records and are available upon request. Any person wishing to obtain a copy of such documents may submit a request under the Texas Public Information Act to the following address: Fort Bend County MUD No. 34 c/o Schwartz, Page & Harding, L.L.P., 1300 Post Oak Blvd., Suite 2400, Houston, TX. 77056, (713) 623-4531.

** Maintenance Tax Collections = \$704,504,539 / 100 x 0.35 Tax Rate x 98% Collection Rate

Proposed Budget

Fort Bend County MUD No.34 - STP - Fiscal Year Ending 09/2026

	Ten Month Actuals 10/24 - 07/25	Twelve Months Annualized FYE 09/25	Approved 2025 Budget	Proposed 2026 Budget
Revenues				
74801 - Interest Earned on Checking	0	0	100	100
75201 - Fort Bend County MUD 34	314,465	386,972	500,169	747,812
75202 - Fort Bend County MUD 35	392,856	474,313	724,441	1,182,698
Total Revenues	\$707,322	861,285	\$1,224,710	\$1,930,610
Expenditures				
76301 - Garbage Expense	3,000	3,600	3,600	3,600
76701 - Legal Fees	0	0	3,000	3,000
76702 - Auditing Fees	2,800	2,800	2,700	2,700
76703 - Engineering Fees	186	223	10,000	10,000
76704 - Bookkeeping Fees	13,438	16,125	17,000	17,000
76705 - Printing & Office Supplies	183	219	200	200
76707 - Postage Expense	57	68	50	50
76709 - Bank Service Charges	50	60	60	60
76708 - SB 622 - Publication Costs	0	0	500	500
76711 - Administrative Expense	5,000	6,000	6,000	6,000
76712 - Insurance & Surety Bond	27,305	27,305	17,700	28,100
77201 - Operations	7,342	8,810	9,600	9,100
77202 - Utilities	79,931	106,574	117,700	109,800
77203 - Maintenance & Repairs	256,064	307,276	211,500	316,500
77204 - Laboratory Expense	37,985	45,582	52,300	46,900
77205 - Chemicals	87,634	105,161	105,300	108,300
77207 - Sludge Removal	132,484	176,645	208,300	181,900
77208 - Mowing	2,402	2,883	3,200	3,000
77209 - Telephone Expense	2,838	3,329	2,400	3,400
77211 - Permit Fees	8,289	8,289	8,600	8,500
Total Expenditures	\$666,986	820,949	\$779,710	\$858,610
Capital Outlay				
77901 - Capital Outlay - WWTP #1	40,336	40,336	310,000	934,000
77902 - Capital Outlay - LS #1	0	0	135,000	138,000
Total Capital Outlay	\$40,336	\$40,336	\$445,000	\$1,072,000
Net Excess Revenues <Expenditures>	\$0	\$0	\$0	\$0

Proposed Budget

Fort Bend County MUD No.34 - JWP - Fiscal Year Ending 09/2026

	Ten Month Actuals 10/24 - 07/25	Twelve Months Annualized FYE 09/25	Approved 2025 Budget	Proposed 2026 Budget
Revenues				
84801 · Interest Earned on Checking	1,379	1,655	2,300	1,700
85301 · Fort Bend MUD 34	961,194	1,192,584	1,469,914	1,599,973
85302 · Fort Bend MUD 35	1,594,574	1,994,368	2,168,896	2,450,147
Total Revenues	\$2,557,148	\$3,188,607	\$3,641,110	\$4,051,820
Expenditures				
86701 · Legal Fees	0	0	5,000	5,000
86702 · Auditing Fees	2,800	2,800	2,900	2,900
86703 · Engineering Fee	4,474	5,369	15,000	15,000
86704 · Bookkeeping Fee	13,092	15,710	16,000	16,000
86705 · Printing & Office Supplies	103	124	100	100
86707 · Postage	22	26	50	50
86708 · Insurance & Surety Bond	32,026	32,026	17,000	33,000
86709 · Bank Service Charges	50	60	60	60
86711 · Administrative Expense	5,000	6,000	6,000	6,000
86713 · Record Storage Fee	5	5	0	10
86714 · SB 622 - Publication Costs	0	0	500	500
87301 · Operations	6,411	7,693	8,300	7,900
87302 · Maintenance & Repairs	78,803	94,563	129,800	97,400
87303 · Chemicals	31,155	37,386	12,600	38,500
87304 · Laboratory Expense	75	75	0	100
87305 · Utilities	85,577	102,692	81,900	105,800
87306 · Mowing Expense	4,435	5,322	5,800	5,500
87307 · Permit Fee	0	0	3,200	0
87308 · Telephone Expense	3,178	3,813	3,500	3,900
87309 · North FB Water Auth. Expense	2,252,116	2,837,116	2,518,400	2,837,100
Total Expenditures	\$2,519,320	\$3,150,780	\$2,826,110	\$3,174,820
Capital Outlay				
87901 · Capital Outlay	37,827	37,827	815,000	877,000
Total Capital Outlay	\$37,827	\$37,827	\$815,000	\$877,000
Net Excess Revenues <Expenditures>	\$0	\$0	\$0	\$0

Exhibit B
Taxpayer Impact Statement

	Current Budget Fiscal Year Ending** 09/2025	Proposed Budget Fiscal Year Ending** 09/2026	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$1,786.75	\$1,895.04	\$1,786.75

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.33 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.