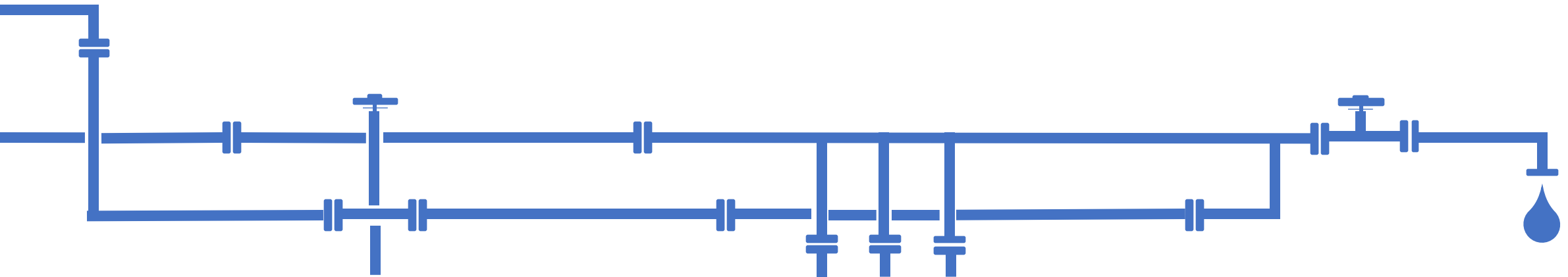


Fort Bend County MUD 41

2024 Village of Oak Annual Meeting



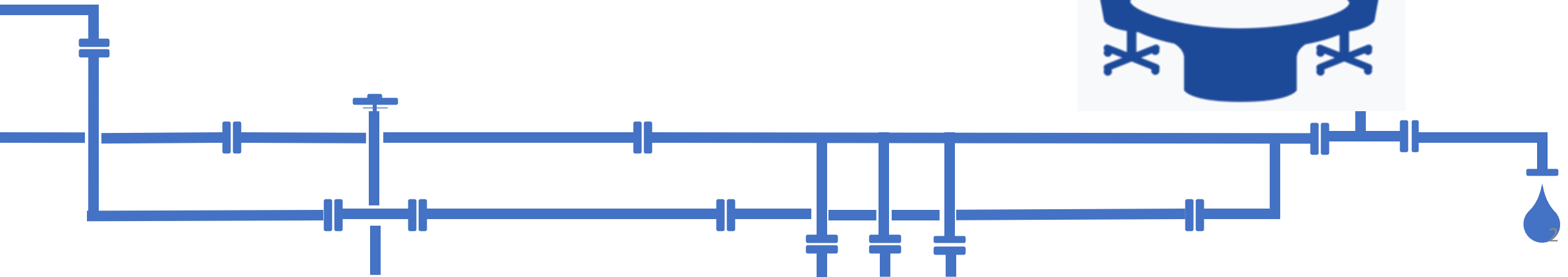
Board of Directors Meetings

Board of Directors

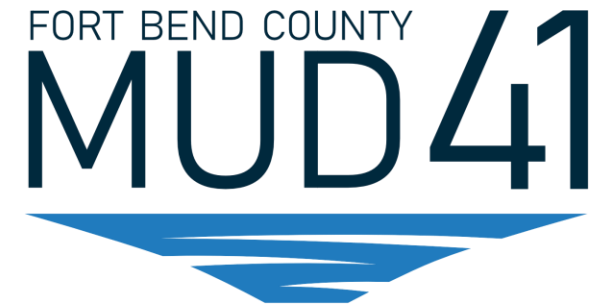
- Juan Villarreal – President
- Chris Rush – Vice President
- Gary Cooper – Secretary
- Royce Phillips – Asst. Secretary
- Wayne Chandler – Asst. Secretary

Meetings are temporarily held on the first Monday of each month at 4 pm. Meeting location is at 15500 Voss Road, No. 200, Sugar Land, TX

Public are welcome to attend.



Agenda

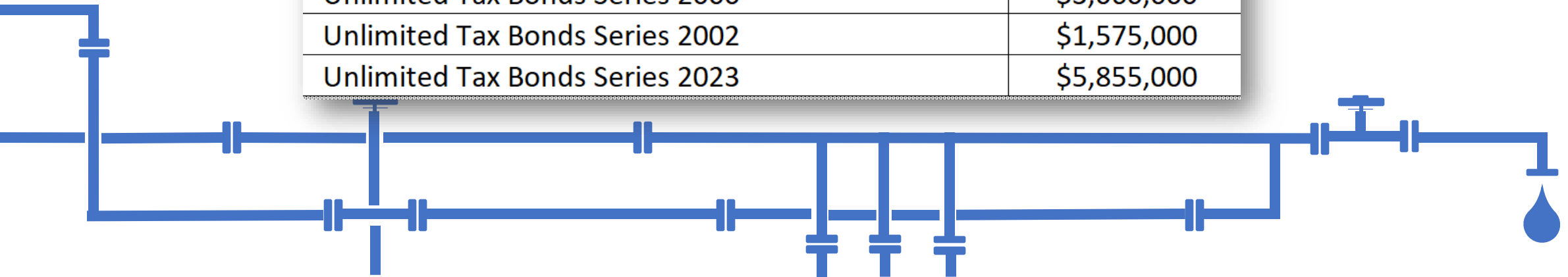


1. 2023/24 Bond Issue
 - a. Bond Issue Summary
 - b. Completed, Current, and Future 2023/24 Bond Projects
2. Financial Update - No Changes in Tax Rate
3. 2023 Significant MUD 41 Repairs Completed
4. 2024 Capital Improvements Underway
5. Development Update
6. Community Projects
 - i. Street Repairs
 - ii. Red Gully Realignment and GFL Detention
 - iii. Mellow Oaks Vacant Land
 - iv. Blossomwood Ponding
 - v. Kid Village/Pickleball Courts
 - vi. Stormwater Quality
7. Communications Updates
8. Open Discussion

Bond Issue Summary

- \$5,855,000 WS&D Bonds Issued in 2023
- \$20,400,000 in Authorized but Unissued Bonds (Future)

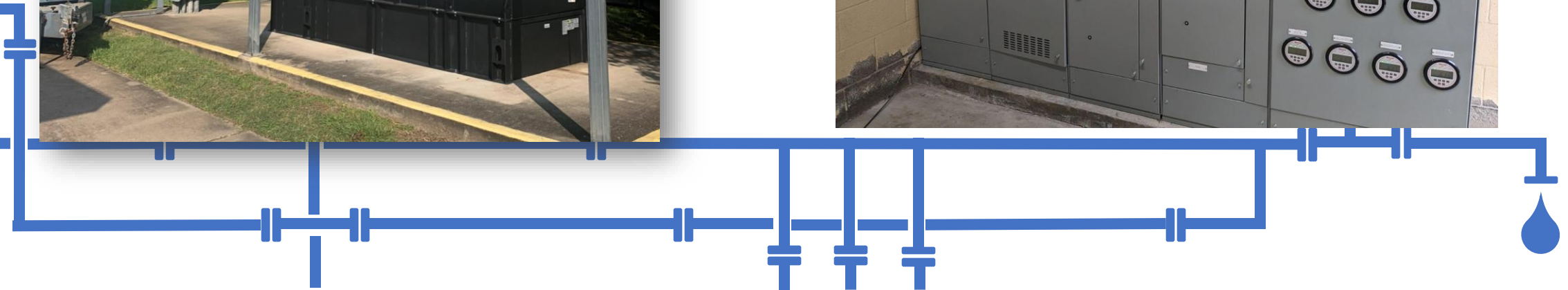
<i>Series</i>	<i>Par Amount</i>
Unlimited Tax Bonds Series 1987	\$3,800,000
Unlimited Tax Bonds Series 1992	\$1,010,000
Unlimited Tax Bonds Series 1993	\$2,150,000
Unlimited Tax Bonds Series 1996	\$1,350,000
Unlimited Tax Bonds Series 2000	\$3,060,000
Unlimited Tax Bonds Series 2002	\$1,575,000
Unlimited Tax Bonds Series 2023	\$5,855,000



Approved Bond Projects - Completed

Water Plant Generator Replacement
(Complete August 2021): \$186,411

Motor Control Center Replacements
(Completed September 2022): \$775,092

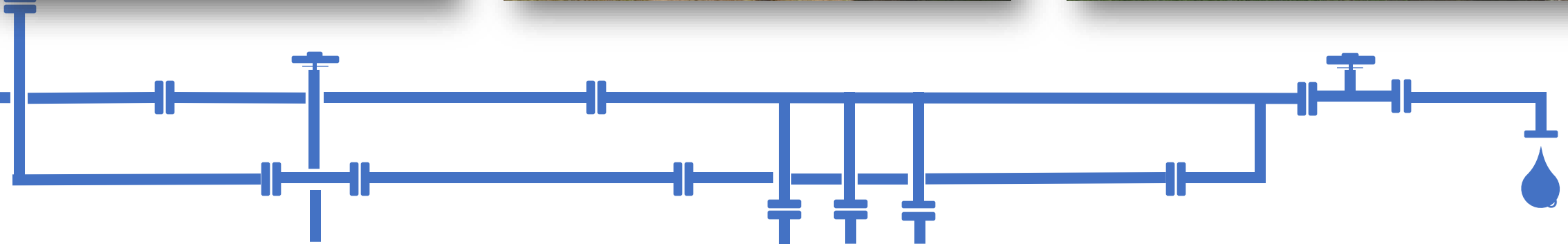


Approved Bond Projects – In Design

Off-Site Lift Station
Rehabilitation:
\$211,000

WWTP Generator
Replacement:
\$495,000

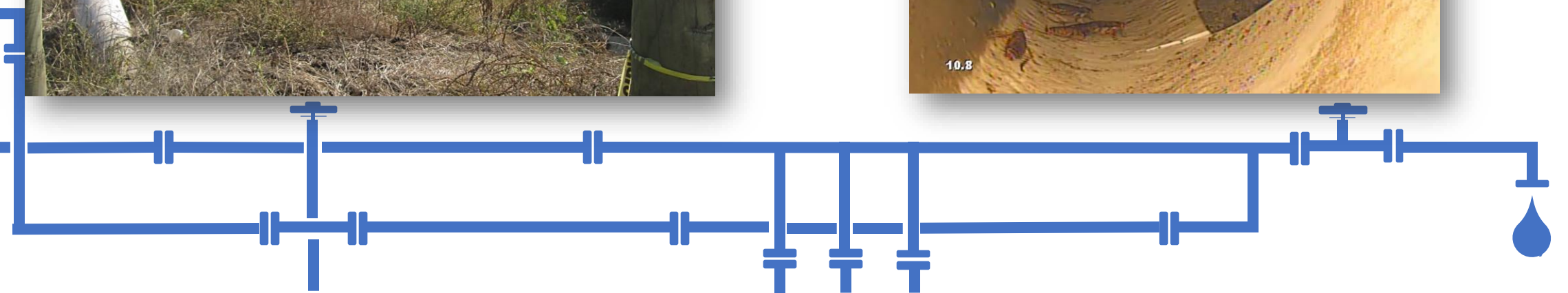
WWTP Lift Station and
Manhole Rehabilitation:
\$233,000



Approved Bond Projects – In Design

Red Gully (Aerial) Waterline
Replacement: \$161,000

Sanitary Sewer Rehabilitation:
\$693,000

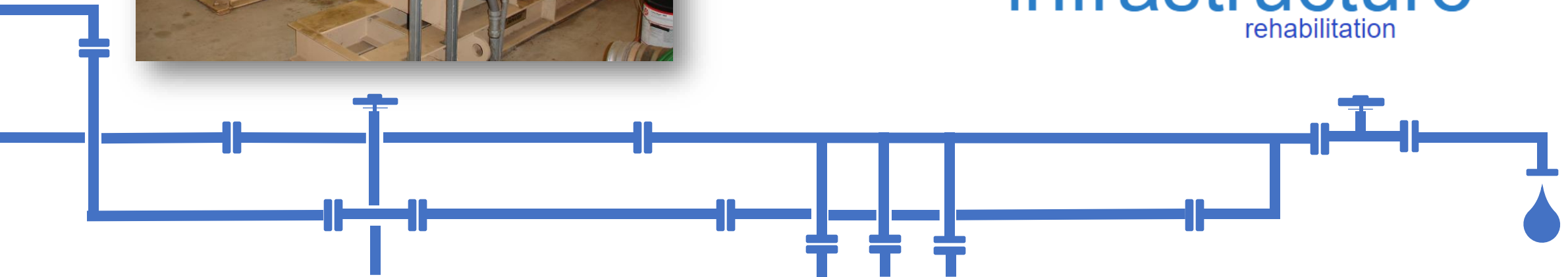


Approved Bond Projects – Future

- WWTP Improvements: \$1,010,000
- Water Well Rework: \$384,000



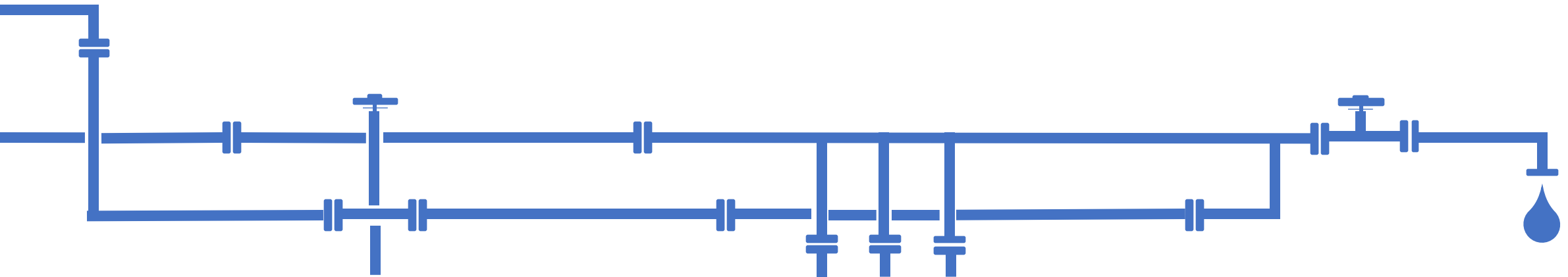
improvements sanitary
drainage wastewater
sewer cost-effective quality
resiliency replacement
asset
capital **management**
reliable repairs clean planning
water maintenance
infrastructure
rehabilitation



Financial Update – No Changes in Tax Rate

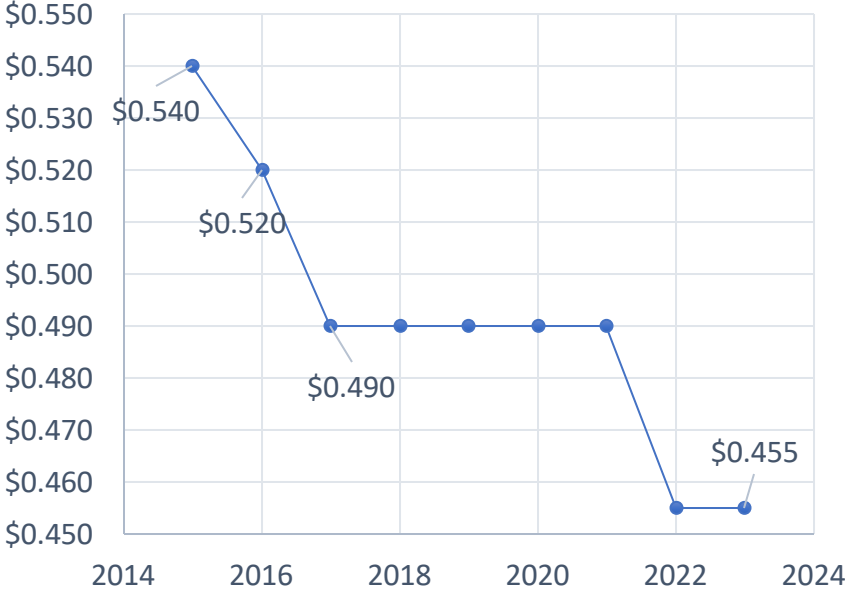


- WHAT NEEDS TO BE ADDED?

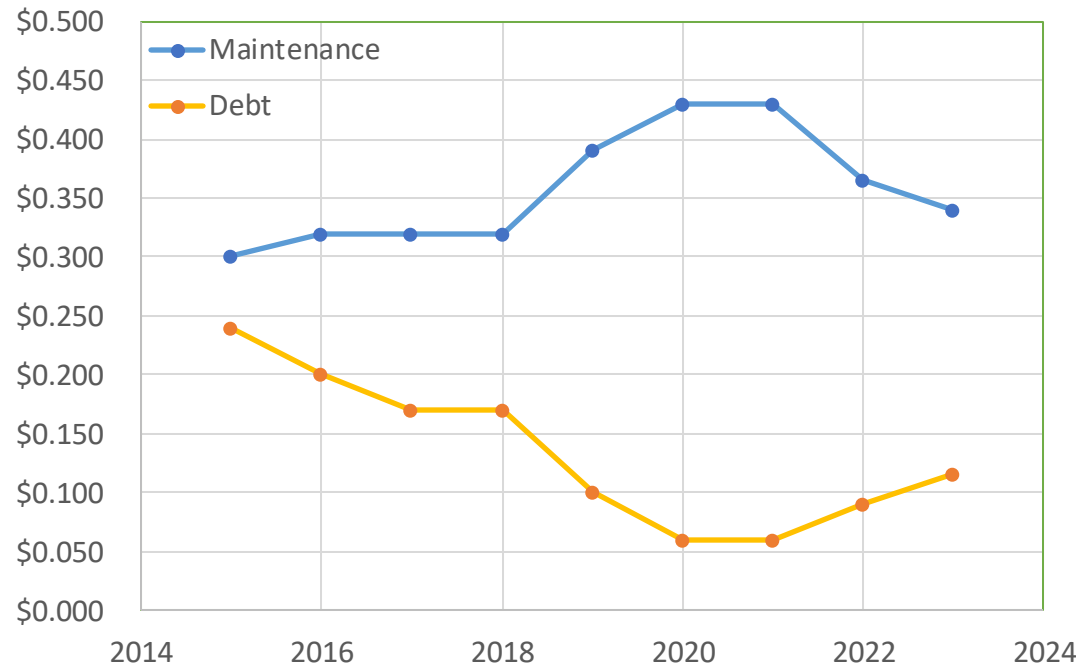


Property Taxes – 2015-2023

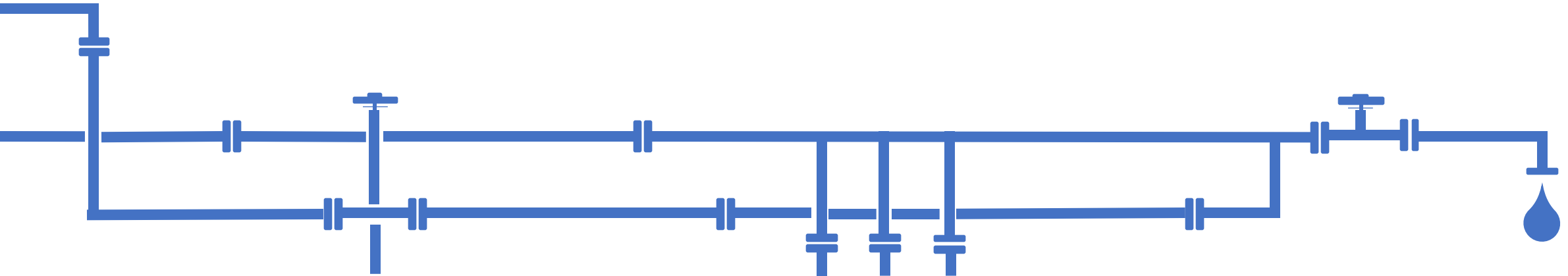
Historical Total Tax Rate



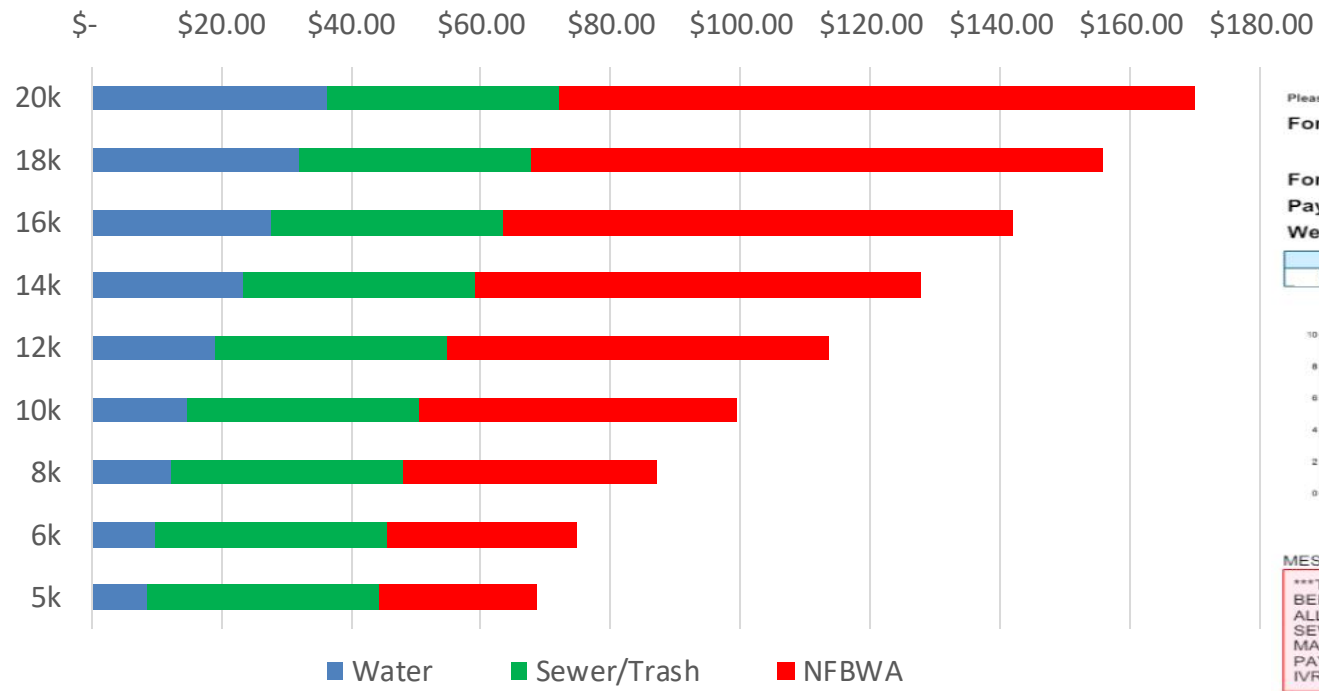
Maintenance & Debt Service Tax Rates



Neighboring MUDs	2023 Tax Rate
FBCMUD 134C <i>Aliana (South)</i>	\$1.06
FBCMUD 134B <i>Aliana (North)</i>	\$0.985
FBCMUD 25 <i>Pheasant Creek</i>	\$0.854
FBCMUD 119 <i>Woodbridge</i>	\$0.45
FBCMUD 41	\$0.455



Water Bill (Winter Seasonal Rates)



Example Water Bill

Monthly Water Bill Statement

Please Make Checks Payable to:
Fort Bend Co MUD 41

REGULAR BILL

For Assistance Call: 281-367-5511
Pay By Phone IVR System: 346-439-7222
Website: <https://municipalops.com/>

ACCOUNT NAME	John Doe
IVR ID #	123456
STATEMENT DATE	03/04/24
BILLING PERIOD	01/24/24 - 02/21/24
SECURITY CODE	ABC123
ACCOUNT NUMBER	789101112

METER NO.	SERVICE ADDRESS	PRIOR READ	CURRENT READ	TOTAL USAGE	READ DATE
123456789	123 Anywhere	627	629	2 KGAL	02/21/24

13 Month Usage (in 1,000 gallons)

Meter Read Dates: Feb, Mar, Apr, May, Jun, Jul, Aug, Sep, Oct, Nov, Dec, Jan, Feb

Description	Amount
Previous Balance	\$49.24
Payment - Thank You!	(\$49.24)
Balance	\$0.00
Current Billing	
Water Charges	\$8.50
Sewer Charges	\$35.73
TCEQ Fee	\$0.11
Surface Water Fee	\$9.80
Total Current Billing Charges	\$54.14
Due date applies to current charges only.	TOTAL DUE BY 03/28/24 \$54.14
	TOTAL DUE AFTER 03/28/24 \$59.55

MESSAGES

***TO ENROLL IN THE EMERGENCY ALERT SYSTEM FOR FT BEND CO MUD #41, PLEASE VISIT: <http://tcg.news/a/fqFm3C>
ALL RESIDENTIAL ACCOUNTS - GARBAGE FEE INCLUDED IN SEWER CHARGE
MAKE CREDIT CARD PAYMENTS @ www.municipalops.com TO PAY BY PHONE DIRECTLY CALL 346-439-7222 USING YOUR IVR ID # LISTED ABOVE.

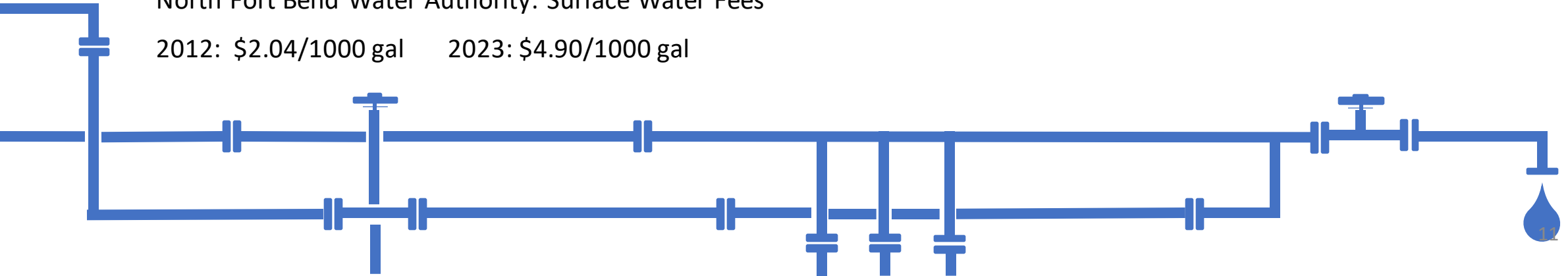
GENERAL INFORMATION

The due date applies to current charges only.
NOTE: Past due balances are due immediately.

Katy Office Location:
1817 N MASON KATY, TX 77449
Ph: 281-347-8686 Fax: 281-347-8863
Hours: Mon-Thurs 8:00 AM - 4:00 PM -- Friday 8:30 AM - 4:00 PM

North Fort Bend Water Authority: Surface Water Fees

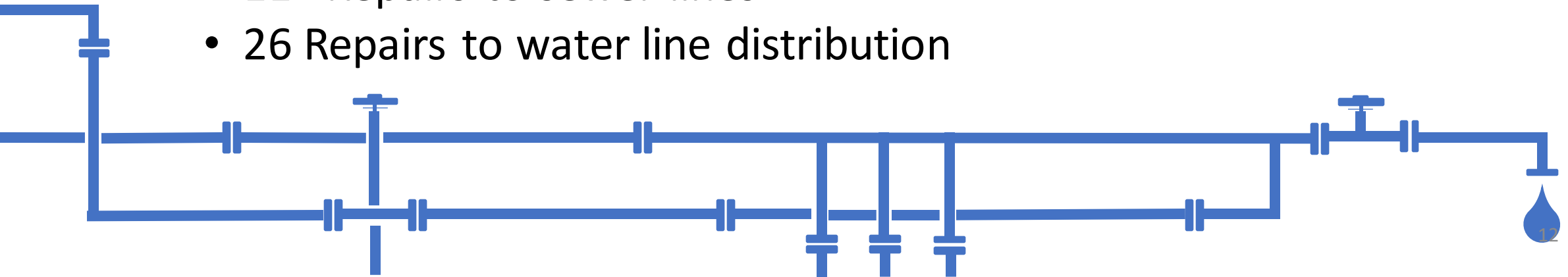
2012: \$2.04/1000 gal 2023: \$4.90/1000 gal



2023 Significant Repairs Completed

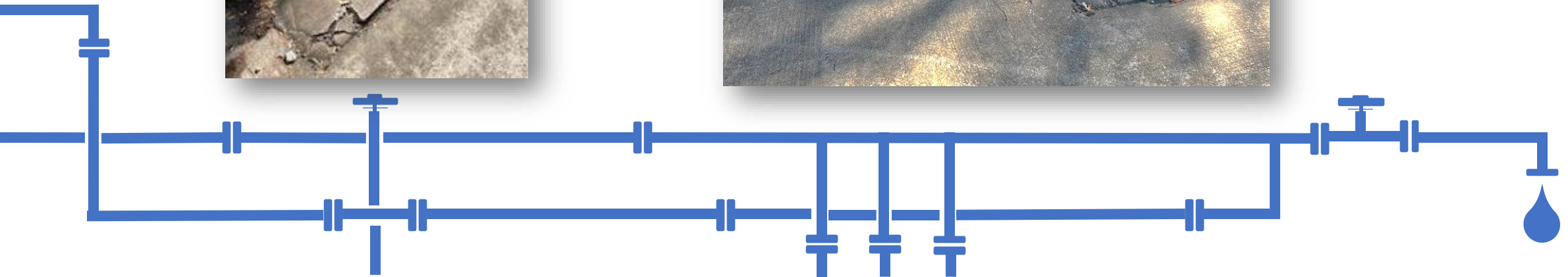
Ft. Bend County MUD No. 41	Repair Amount
Water Distribution	\$102,558.00
Sewer Collection	\$18,981.63
Water Plant	\$3,721.91
Wastewater Plant	\$95,419.99
Concrete	\$49,546.02
Storm Sewer	\$31,139.06
Total	\$301,366.61

- 11 Repairs to sewer lines
- 26 Repairs to water line distribution

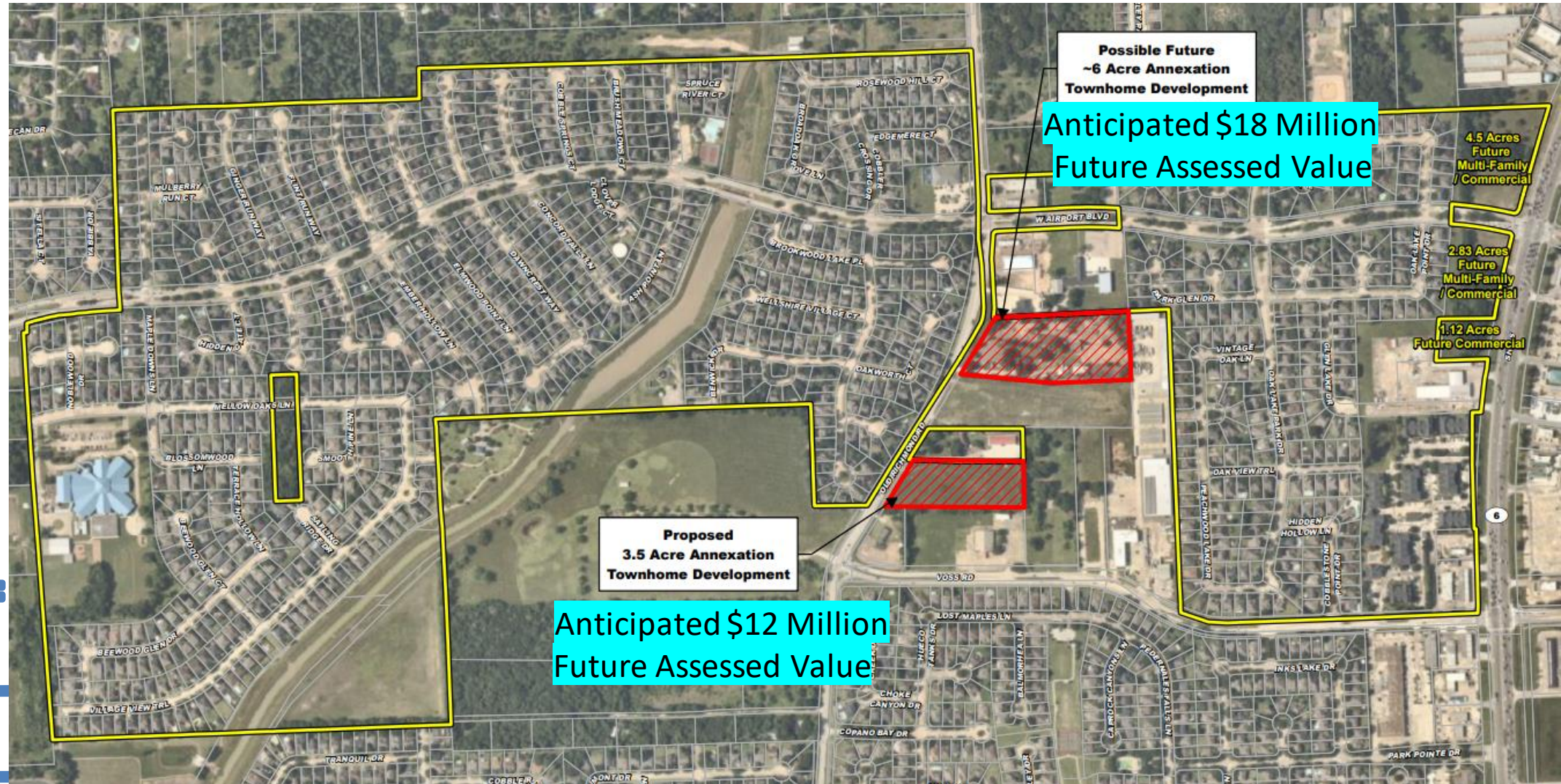


2024 Capital Improvements Underway

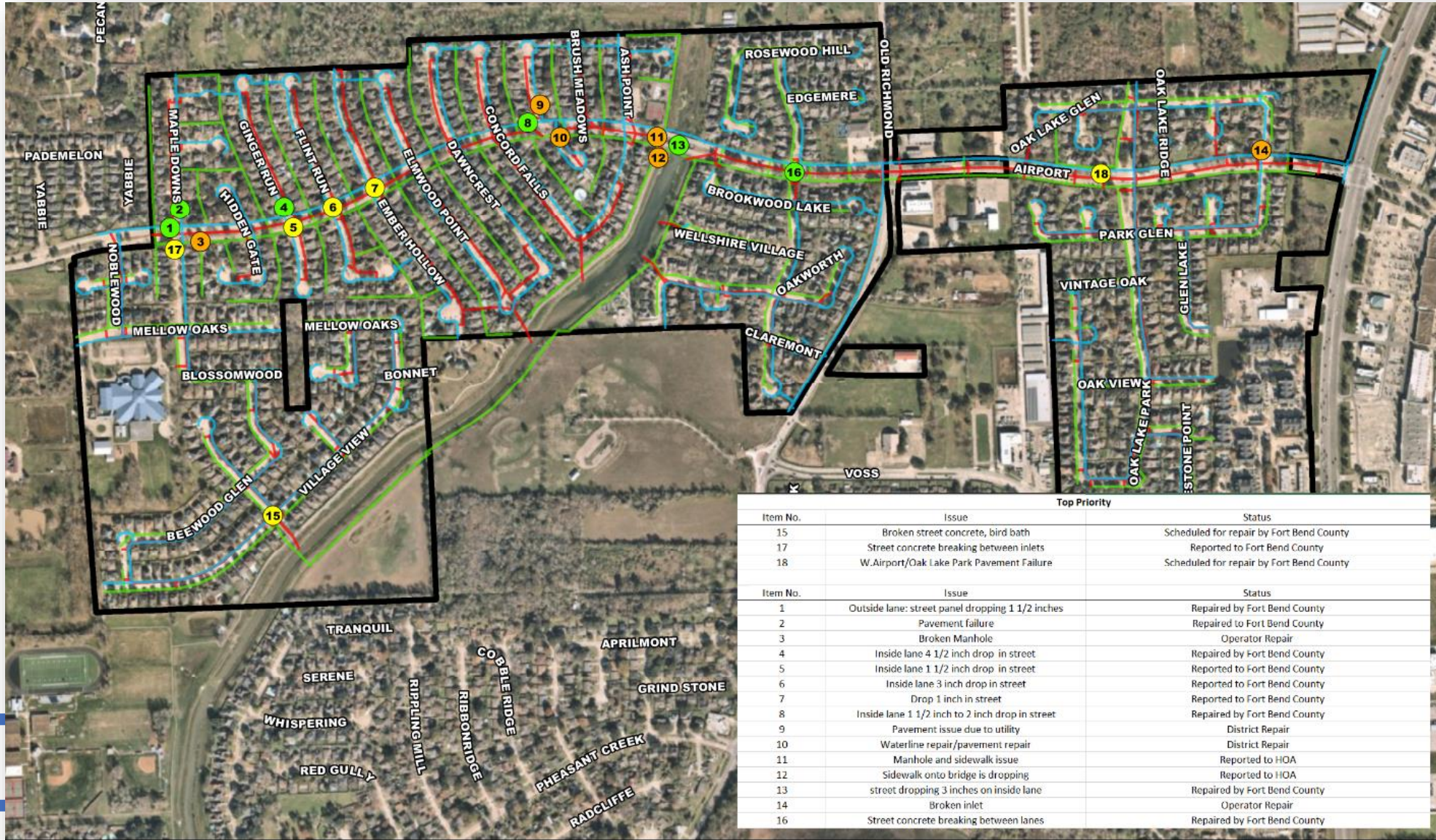
- Cobble Spring Ct. Road & Storm Sewer Repairs: \$73,000
- Emergency Waterline Replacement and Road Repair (W. Airport Blvd & Clover Lodge Court) – Receiving Proposals ~\$120,000
- Clover Lodge Court Waterline Replacement: \$317,000



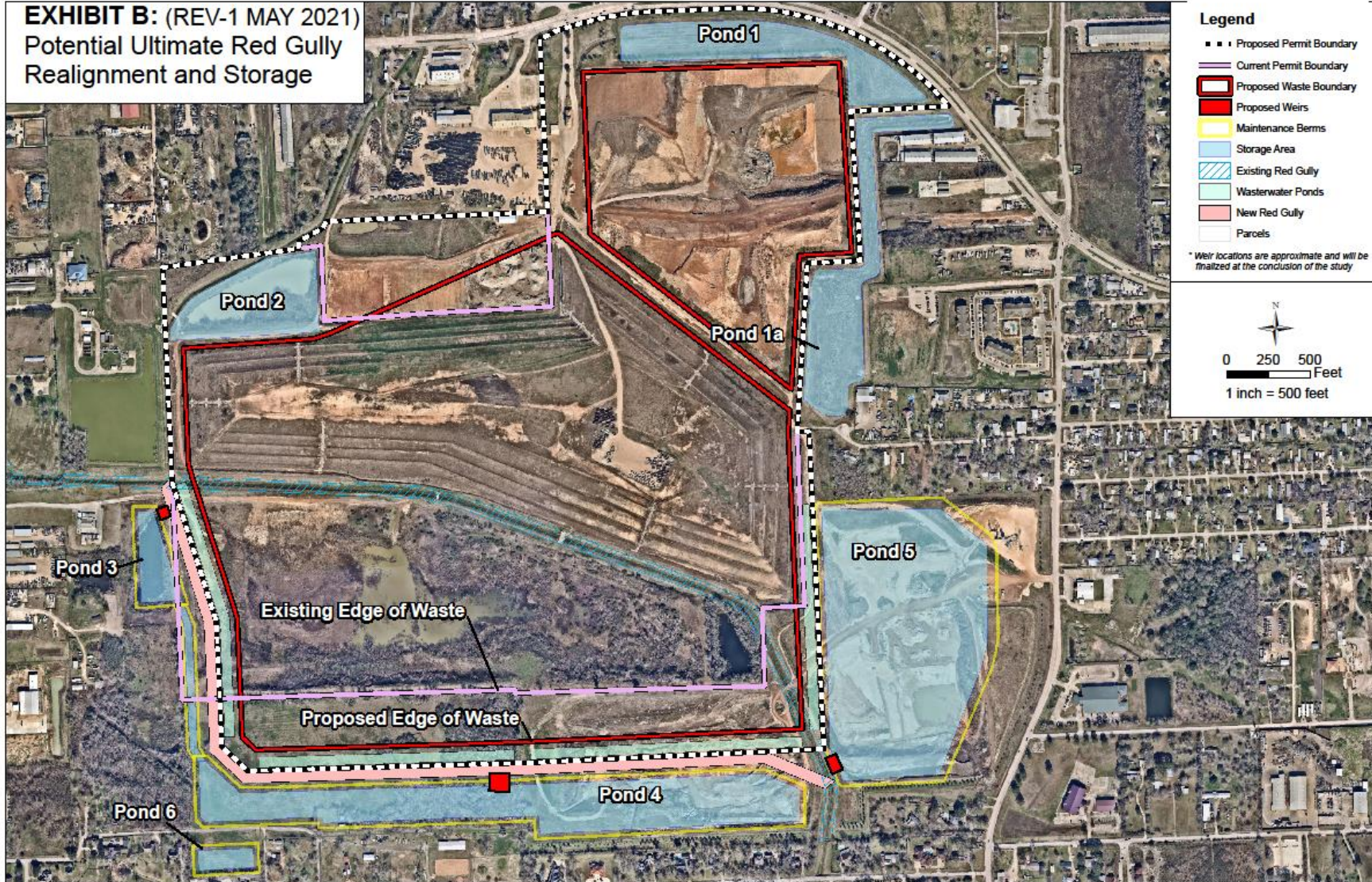
Development Update – Imperial Retreat



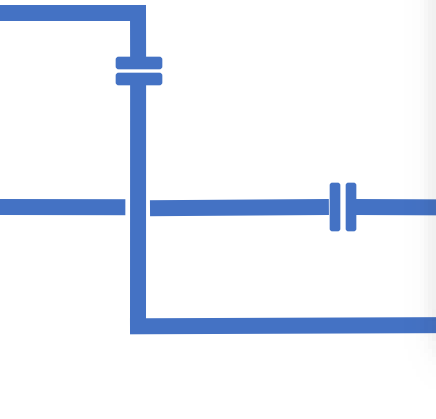
Requested Road Repairs



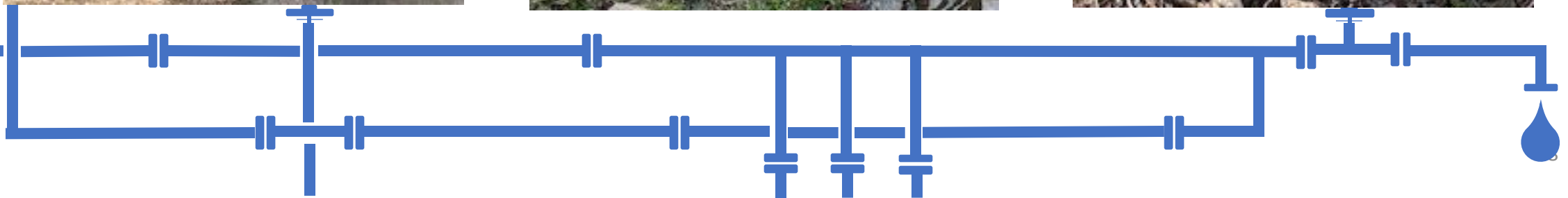
Red Gully Realignment/GFL Detention



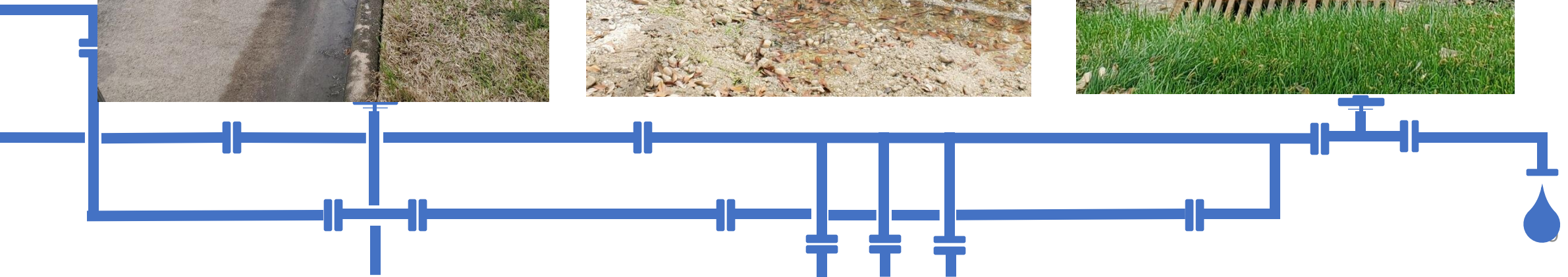
Vacant Land/Blossomwood Lane Update



Blossomwood Lane Before

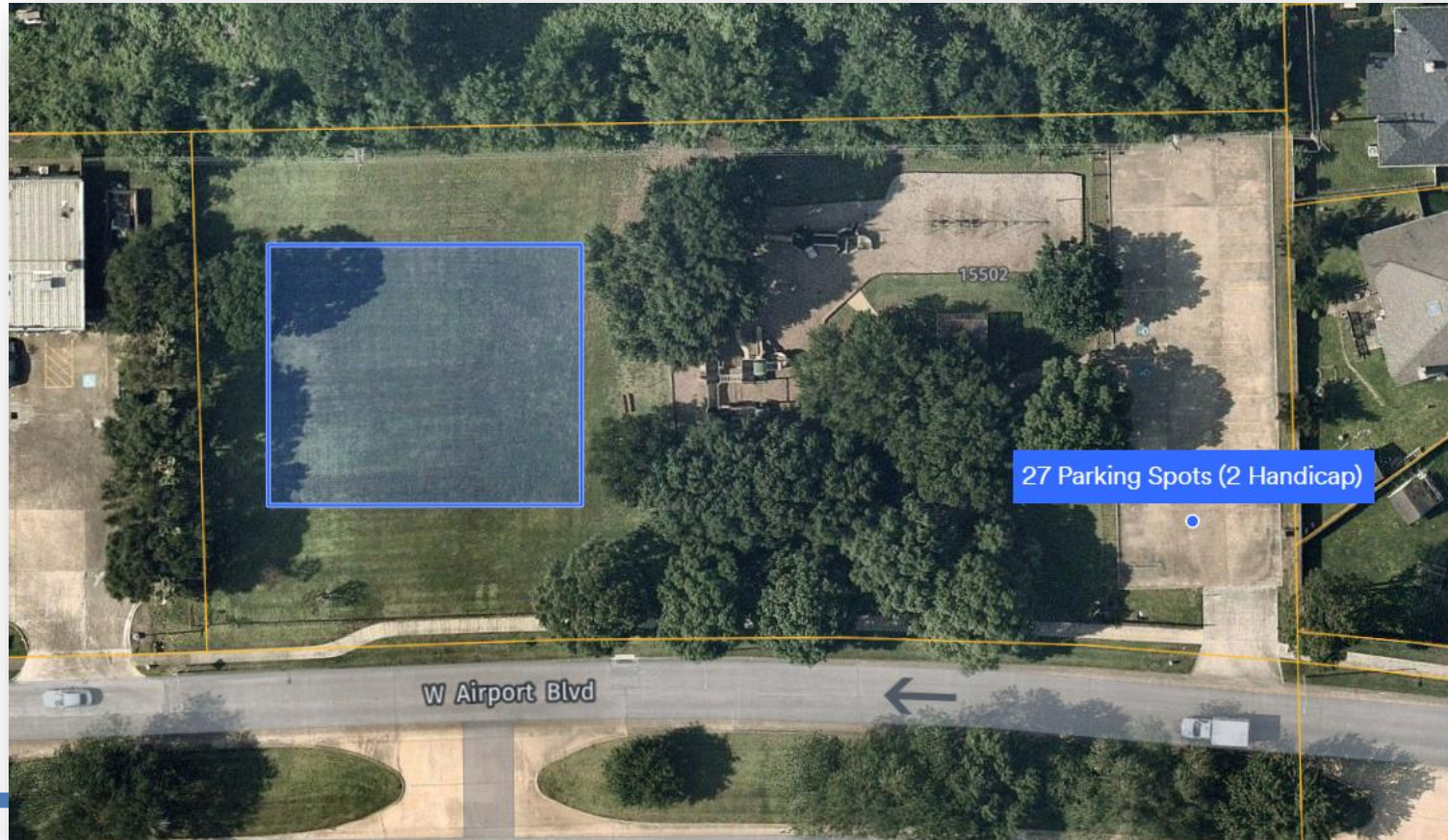


Blossomwood Lane After



Possible Pickleball Facility

- Kid's Village



NOT ALLOWED IN THE STORM SEWER SYSTEM



- Vehicle and Equipment Oil Leaks
- Chemicals
- Oils, Paints, Solvents
- Pet Waste
- Trash and Debris
- Chlorinated or Saltwater Swimming Pool Water
- Excess Lawn Clippings – grass, leaves, mulch, branches
- Recyclables and Floatables
- Excess Fertilizers and Pesticides
- Construction Materials, Sediment, Silt



Only Rain Down the Storm Drain !

WHAT TO DO IF YOU SEE SOMETHING?

REPORT IT!

If you see something being poured into or near a storm drain or any illegal dumping

PLEASE CALL MUD/OPERATOR

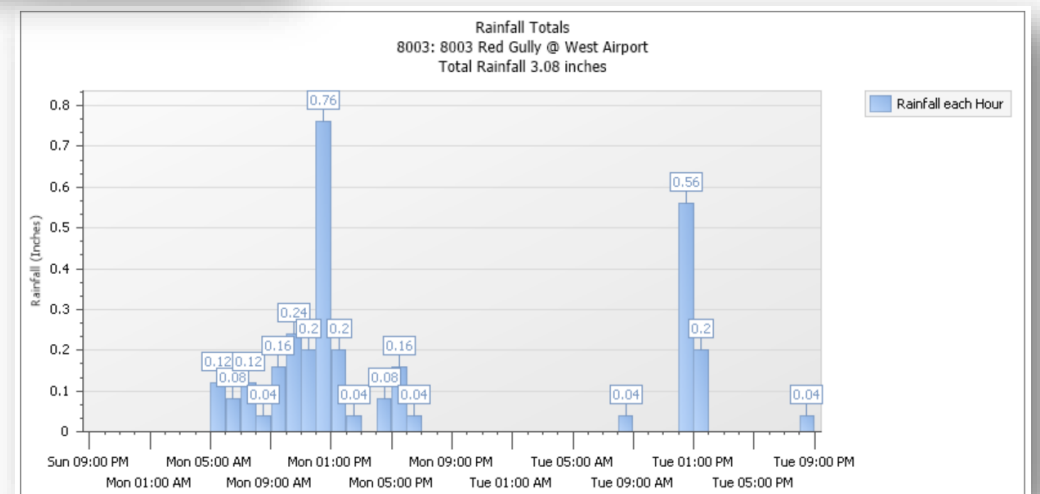
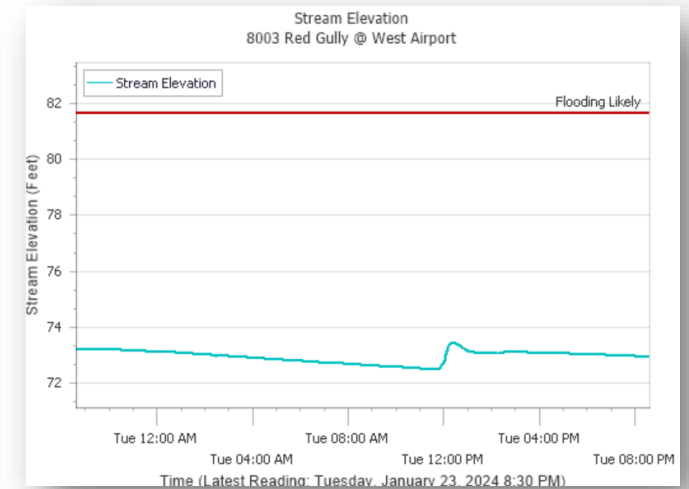
NAME at **XXX-XXX-XXXX**

(PROVIDE OTHER DETAILS IF NEEDED –
LOCATION/HOUSE ADDRESS, INCIDENT TYPE, ETC.)



Flood Warning System

- <https://www.harriscountyfws.org>
- Free online tool
- Monitor rainfall and stream elevations near in near real-time
- Includes the estimated flood level of flooding in Red Gully
- Can sign up for alerts
- Gauge for Red Gully at West Airport (Gauge 8003)



Emergency Alert System

- Notifies Residents Quickly
- Used to Announce:
 - Main Line Breaks
 - Freeze Warnings
 - Flooding Streets
 - Scheduled Maintenance

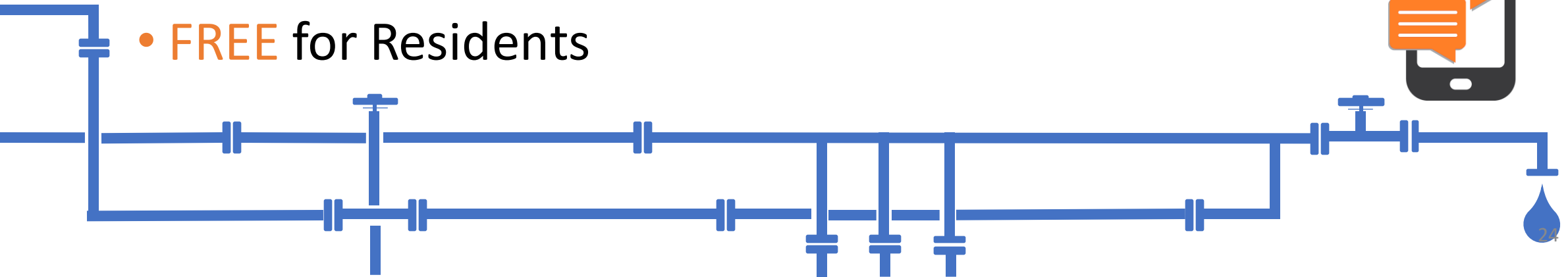
How to Register Online

<https://www.tcg.news/signup/fbcmud41>

Register By Text:

Text “yes” to 832-924-2729

- **FREE** for Residents



Open Discussion

