MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116

October 7, 2025

The Board of Directors (the "Board") of Fort Bend County Municipal Utility District No. 116 (the "District") met in regular session, open to the public, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas, outside the boundaries of the District, on the 7th day of October, 2025, and the roll was called of the members of the Board:

Chad Millis	President
Dallas Duffy	Vice President
Angela W. Riley	Secretary
Dr. John Knight	Assistant Secretary
Jesse Matthews	Assistant Vice President

and all of the above were present, thus constituting a quorum.

Also attending the meeting in person or via teleconference were Jonathan Wang of Lakes of Williams Ranch Owners Association ("LWROA"); Barry Hards of Texas Groundworks Management ("TGM"); Justin Waggoner of Touchstone District Services ("Touchstone"); Isabel Mata of Wheeler & Associates, Inc.; Mary Ann Mihills of Municipal Accounts & Consulting LP; Rick Marriott of Si Environmental LLC ("Si"); Asim Tufail and Scott Novosad of Blackline Engineering, LLC ("Blackline"); and Adisa Harrington and Kathryn Mercado of Allen Boone Humphries Robinson LLP ("ABHR").

Ms. Harrington noted that while this is an in-person meeting of the Board, certain consultants and/or members of the public are attending by teleconference.

PUBLIC COMMENT

Ms. Harrington opened the meeting for public comments.

Mr. Hards introduced himself to the Board and discussed services provided by TGM.

There being no further comments from the public, Ms. Harrington closed public comments.

CONSENT AGENDA

The minutes of the September 2, 2025, regular meeting, and consultant reports were provided in advance of the meeting. After discussion, Director Matthews moved to approve the following consent items: (1) the minutes of the September 2, 2025, regular meeting, as submitted; (2) financial and bookkeeping matters; (3) tax assessment and collection matters; (4) the City of Richmond (the "City") operations report; and (5) direct that, where appropriate, items are filed appropriately and retained in the District's official records. Director Millis seconded the motion, which unanimously. Copies of all reports approved as part of the consent agenda are attached.

ITEMS REMOVED FROM CONSENT AGENDA

There were no items removed from the consent agenda.

ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") MATTERS

Ms. Harrington reported that AWBD is requesting each member district to appoint a Director voting representative to cast a vote for certain AWBD bylaw questions and updates. Following review and discussion, Director Duffy moved to appoint Director Matthews as the District's voter representative for the AWBD bylaw amendment voting. Director Riley seconded the motion, which passed unanimously.

COORDINATION WITH HOMEOWNERS ASSOCIATIONS

Mr. Wang reviewed a reimbursement request in the amount of $17,000.00 from LWROA regarding maintenance and mowing in and around the detention ponds and adjacent facilities owned and operated by the District in Lakes of Williams Ranch subdivision and the Estates at Lakes of Williams Ranch subdivision for fiscal years 2023 and 2024. A copy of the request is attached. The Board considered entering into a Letter Agreement between LWROA and the District for the one-time reimbursement.

Following review and discussion, Director Duffy moved to approve a Letter Agreement between LWROA and the District for the one-time reimbursement of $17,000.00, payable to LWROA for maintenance and mowing in and around the detention ponds and adjacent facilities owned and operated by the District. Director Millis seconded the motion, which passed unanimously.

Ms. Harrington stated that ABHR has received requests for District contributions from the Canyon Gate on the Brazos Owners Association ("CGBOA"). She then stated that ABHR has sent follow-up correspondence to LWROA and Brazos Gardens Homeowners Association requesting they submit their request by December 1, 2025.

ADDITIONAL FINANCIAL AND BOOKKEEPING MATTERS

Ms. Mihills reviewed highlights in the bookkeeping report. She requested Board authorization for additional check no. 9093 in the amount of $44,009.10, payable to Republic Masonry and Fencing, LLC ("Republic"). Following review and discussion, Director Knight moved to approve additional check no. 9093, as detailed above. Director Riley seconded the motion, which passed by a vote of 4-0, with Director Millis abstaining from the vote.

ADDITIONAL TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Mata updated the Board on the current tax collections.

OPERATOR'S REPORT

Mr. Marriott reviewed the operator's report with the Board, including monthly repair and maintenance items, as outlined in the report. A copy of the operator's report is attached. He stated the water accountability for the last billing period was 93.13%.

Mr. Marriott presented a list of delinquent customers and reported the residents on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to the meeting, of the opportunity to appear before the Board of Directors to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment.

Mr. Marriott discussed resident concerns regarding odor from lift station no. 2. He reported that Si has added additional deodorant blocks and the dosage of ferric sulfate has increased. Mr. Novosad discussed the Vapex Odor Control System as a possible solution. Following discussion, the Board directed Blackline to bring a quote for the Vapex Odor Control System to the November meeting.

Mr. Marriott requested authorization to include a notice regarding pool inspections in the next water bill.

Mr. Marriott updated the Board on the Groundwater Reduction Plan ("GRP") Participation Agreement, noting that there will be no GRP fee increase this year. A letter from the City regarding its water and wastewater rates is attached.

Mr. Marriott requested authorization to submit the projections of total water demands for next year to the GRP administrator for the City.

Ms. Harrington stated that the District received a request from the CGBOA to install five residential smart meters, on a trial basis, and discussion ensued.

Following review and discussion, Director Duffy moved to: (1) approve the operator's report; (2) authorize the operator to include a notice regarding pool inspections on the next water bill; (3) authorize the operator to submit the projections of total water demands for the next year to the GRP administrator for the City; (4) authorize Si to coordinate with Accurate Meter & Supply regarding installation of up to 11 residential meters; and (5) authorize termination of delinquent accounts, in accordance with the District's Rate Order. Director Knight seconded the motion, which passed unanimously.

The Board took no action on amending the District's Rate Order.

ENGINEER'S REPORT; PARK AND RECREATIONAL FACILITY MATTERS; ANNEXATION MATTERS

Mr. Tufail presented and reviewed the engineer's report, a copy of which is attached.

Mr. Tufail provided an update regarding the District Facilities Fence Repair. He presented and recommended approval of Pay Estimate No. 3 in the amount of $44,009.10, payable to Republic. Following review and discussion, Director Duffy moved to approve Pay Estimate No. 3 in the amount of $44,009.10, payable to Republic. Director Knight seconded the motion, which passed 4-0, with Director Millis abstaining from the vote.

Mr. Tufail provided an update regarding water plant no. 2, stating that design is underway.

Mr. Tufail provided an update regarding the sanitary sewer force main headers upgrade and stated that Si is evaluating existing valves before implementation.

Mr. Tufail provided an update regarding the Crabb River Road water line loop, stating that design is underway. He reported that Blackline is submitting draft plans to Texas Department of Transportation ("TxDOT") for the project.

Mr. Tufail provided an update regarding the sanitary sewer lift station no. 5 and force main along Farm-to-Market Road 762 ("FM 762"), stating that design is underway. He stated that Blackline will proceed with preparation of metes and bounds for the easement tracts to be acquired once additional topography is received.

Mr. Tufail provided an update regarding the sanitary sewer system improvements. He presented and recommended approval of Pay Estimate No. 1 in the amount of $78,292.05, payable to Equix Integrity Southeast, Inc. ("Equix").

Mr. Tufail reviewed the City operations report and discussed associated cost increases.

Mr. Tufail and Ms. Harrington provided an update regarding the City's recent re-rating of the Wastewater Treatment Plant permit. Ms. Harrington stated that ABHR is coordinating with the City's manager and attorney to finalize an amended and restated wastewater treatment plant agreement.

Mr. Tufail and Ms. Harrington provided an update on the proposed annexation of a 78.55-acre tract of land that includes 17.8 acres along Crabb River Road for multi-family development. Ms. Harrington stated that Trammel Crow and ABHR will coordinate regarding the updated GRP required for annexation.

Mr. Tufail provided an update regarding bond application no. 12, and reviewed a proposed cost summary, a copy of which is attached to the report.

Mr. Tufail reported on the GIS System, stating that the latest work orders have been submitted.

Mr. Novosad reviewed water plant no. 2 proposed site layout, and discussion ensued regarding design options.

Following review and discussion, Director Knight moved to: (1) accept the engineer's report; (2) approve Pay Estimate No. 1 in the amount of $78,292.05, payable to Equix; (3) authorize Blackline to proceed with bond application no. 12; and (4) authorize Director Millis to coordinate with Blackline outside of regular meetings regarding potential revisions to the current design. Director Duffy seconded the motion, which passed unanimously.

GROUNDWATER REDUCTION PLAN ("GRP") PARTICIPATION AGREEMENT

Ms. Harrington reported that she is awaiting an update from the City regarding proposed amendment of the GRP Participation Agreement.

DISTRICT WEBSITE AND COMMUNICATION MATTERS

Mr. Waggoner reviewed Touchstone's monthly communications report, a copy of which is attached. The Board directed Touchstone to coordinate with Director Knight to post information regarding the potential lift station no. 2 smell mitigation.

CONVENE IN EXECUTIVE SESSION

The Board did not convene in executive session.

The Board concurred to hold the next meeting on November 4, 2025, at 12:00 p.m.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.

Secretary, Board of Directors

(SEAL)

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116
TEXAS

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LIST OF ATTACHMENTS TO MINUTES