

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116

May 5, 2026

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 5th day of May, 2026, 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 except Director Millis, thus constituting a quorum.

Also attending the meeting in person or via teleconference were Chantelle Mayo, general manager of the Canyon Gate at the Brazos Homeowners Association ("CGBOA"); Kelly Gard of KGA/DeForest Design, LLC ("KGA"); Justin Waggoner of Touchstone District Services ("Touchstone"); Isabel Mata of Wheeler & Associates, Inc.; Mary Ann Mihills of Municipal Accounts & Consulting LP ("MAC"); Rick Marriott and Whitney Aelmore of Si Environmental LLC ("Si"); Asim Tufail and Scott Novosad of Blackline Engineering, LLC ("Blackline"); and Adisa Harrington, Kathryn Mercado, and Joy Chibuzo 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. There being no comments from the public, Ms. Harrington closed public comments.

CONSENT AGENDA

The minutes of the April 7, 2026, regular meeting, and consultant reports were provided in advance of the meeting. Ms. Harrington noted the Arbitrage Rebate Report for the District's Series 2016A Unlimited Tax Refunding Bonds indicates that no rebate or yield reduction payments are due on the Series 2016A Refunding Bonds. Director Riley moved to approve the following consent items: (1) the minutes of the April 7, 2026, regular meeting, as submitted; (2) financial and bookkeeping matters; (3) tax assessment and collection matters; (4) the City of Richmond ("Richmond") operations report; and (5)

direct that, where appropriate, items are filed appropriately and retained in the District's official records. Director Duffy seconded the motion, which passed 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.

2026 DIRECTORS ELECTION

CERTIFICATES OF ELECTION

The Board considered approving a Certificate of Election reflecting the re-election of Chad Millis, Dallas Duffy, and Dr. John Knight to the Board of Directors of the District for four-year terms.

DIRECTORS' SWORN STATEMENTS AND OATHS OF OFFICE

The Board considered accepting the Sworn Statements and Oaths of Office for Directors Millis, Duffy, and Knight.

Following review and discussion, Director Matthews moved to: (1) approve the Certificates of Election; (2) approve the Sworn Statements and Oaths of Office; (3) authorize filing of the Oaths of Office with the Secretary of State, as required by law; and (4) direct that the Certificate, Statements, and Oaths be retained in the District's official records. Director Duffy seconded the motion, which passed unanimously.

REORGANIZE THE BOARD

The Board considered reorganizing the Board of Directors. Following discussion, Director Matthews moved to reorganize the Board, as follows:

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

Director Duffy seconded the motion, which passed unanimously.

DISTRICT REGISTRATION FORM

The Board considered authorizing filing an updated District Registration Form with the Texas Commission on Environmental Quality ("TCEQ") reflecting the terms of the newly elected Directors. Following review and discussion, Director Matthews moved to

authorize filing of the updated District Registration Form with the TCEQ. Director Duffy seconded the motion, which passed unanimously.

CONFLICT OF INTEREST DISCLOSURE REQUIRED UNDER CHAPTER 176 OF THE TEXAS LOCAL GOVERNMENT CODE INCLUDING REVIEW OF DISCLOSURE FORMS ADOPTED BY THE TEXAS ETHICS COMMISSION AND LIST OF LOCAL GOVERNMENT OFFICERS

Ms. Harrington reviewed a Memorandum from ABHR regarding conflict of interest disclosure required under Chapter 176 of the Texas Local Government Code and disclosure forms adopted by the Texas Ethics Commission, a copy of which is attached. She stated that pursuant to Chapter 176 of the Texas Local Government Code, the District will maintain a List of Local Government Officers. Ms. Harrington reviewed the List of Local Government Officers. After review and discussion, Director Matthews moved to approve and authorize execution of the List of Local Government Officers and direct that the List be filed appropriately and retained in the District's official records. Director Duffy seconded the motion, which passed unanimously.

CYBERSECURITY AND ARTIFICIAL INTELLIGENCE TRAINING

Ms. Harrington reviewed a memorandum regarding annual cybersecurity and artificial intelligence training requirements for local government employees and elected and appointed officials. She stated that the required trainings should be completed and reported to ABHR prior to the August 31st deadline for reporting compliance to the Texas Department of Information Resources ("DIR"). After review and discussion, The Board directed the required persons to complete their certified training programs and report their completion to ABHR for reporting to DIR by August 31st.

ADDITIONAL FINANCIAL AND BOOKKEEPING MATTERS

Ms. Mihills reviewed highlights in the bookkeeping report. She requested Board approval for additional check no. 9264 in the amount of \$900.00, payable to Revenue Management Services. Ms. Mihills reported that the District received the deposit from the new owner of the Territory at Williams Way multifamily complex and requested Board authorization to release check nos. 9214 and 9215 to the previous owner.

Ms. Mihills reviewed the Travel Reimbursement Guidelines and Director Expenses (the "Guidelines") for the Association of Water Board Directors ("AWBD") summer conference.

Following review and discussion, Director Knight moved to: (1) approve the additional check, as detailed above; (2) authorize MAC to release check nos. 9214 and 9215 to the previous owner of the Territory at Williams Way multifamily complex; and (3) approve up to four per diems, three hotel nights and reasonable meals for each director attending the AWBD summer conference, all to be submitted in accordance with

the District's Guidelines. Director Matthews seconded the motion, which passed unanimously.

The Board did not adopt a Resolution Expressing Intent to Reimburse.

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 95.32%. Discussion ensued regarding the accuracy of the meters and Mr. Marriott stated that the last meter test was conducted in 2023.

Mr. Marriott then reviewed the Consumer Confidence Report ("CCR") with the Board, a copy of which is attached to the operator's report. He reported that the District's drinking water is regulated by the Texas Commission on Environmental Quality ("TCEQ") to ensure the water is meeting all of the requirements as stated in the Federal Drinking Water Standards, which also requires the District to provide a CCR to residents in the District regarding the status of the drinking water. Mr. Marriott reported that the CCR will be provided with this month's utility bill. Mr. Waggoner stated that Touchstone will post the CCR on the District's website.

Mr. Marriott provided an update regarding the residential smart meter trial program. He noted that registration information for the Eye On Water app was sent to the thirteen participants.

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.

Following review and discussion, Director Duffy moved to: (1) approve the operator's report; (2) approve the CCR and authorize the operator to mail a copy of the CCR with the District's water bills and post the CCR on the District's website; and (3) authorize termination of delinquent accounts in accordance with the District's Rate Order. Director Riley seconded the motion, which passed unanimously.

Mr. Marriott and Ms. Aelmore discussed a billing error in which Si inadvertently overcharged residents the incorrect surface water conversion fee. He reviewed a draft

letter to current residents regarding a credit to their account for the overcharge and requested Board authorization to include the letter in the next water bill. The Board directed Si to present a proposed procedure for refunding past residents at a future meeting.

Following review and discussion, Director Matthews moved to: (1) authorize Si to transmit the letter and reimburse existing customers with a credit to continue forward until the credit is exhausted; and (2) authorize Touchstone to coordinate with Director Knight to post a notice regarding the reimbursement to existing customers after the water bills have been transmitted to current customers. Director Knight seconded the motion, which passed unanimously.

ENGINEER'S REPORT; ANNEXATION MATTERS; TEMPORARY WATER SERVICE

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. 8 and Final in the amount of \$45,330.15, payable to Republic Masonry & Fencing, LLC ("Republic").

Mr. Tufail provided an update regarding water plant no. 2, stating that Blackline is preparing the component layout and grading plans. Mr. Marriott reported that the Si is unable to install a barrier across the gate near Carta Valley Drive because mower access is needed. Discussion ensued and the Board directed Si to conduct a site visit and present recommended repair and replacement options at the June meeting.

Mr. Tufail provided an update regarding the Crabb River Road water line loop, stating that Blackline is proceeding with the structural design analysis as well as design of the proposed bridge attachment and alternative routes. Mr. Tufail noted that Blackline is preparing exhibits for the easements that need to be acquired.

Mr. Tufail provided an update regarding the force main along Farm-to-Market Road 762. He stated that design is underway and that Blackline is preparing exhibits for easement acquisition.

Mr. Tufail provided an update on sanitary sewer lift station no. 5, noting that Blackline is awaiting design of the adjacent multi-family complex. Discussion ensued regarding the TCEQ rating requirements.

Mr. Tufail provided an update on the lift station no. 2 odor issues, noting that Blackline is awaiting plan approval from the City, Fort Bend County, and Fort Bend Drainage District.

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

Mr. Tufail 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.

Ms. Harrington updated the Board regarding the proposed annexation of the 78.55-acre tract that includes 17.8 acres along Crabb River Road for multi-family development. She stated that the City has agreed to consider granting consent to the annexation prior to finalization of the pending GRP Participation Agreement amendment.

Ms. Harrington discussed proposed temporary out-of-District service to Alliance Residential ("Alliance"). She stated that the City drafted a Temporary Water Service Agreement between the District and City, which is being reviewed by ABHR and Blackline. Ms. Harrington added that ABHR will draft a separate agreement for out-of-District service between the District and Alliance which will include tax surrogate payments by Alliance to the District.

Mr. Tufail provided an update regarding bond application no. 12.

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

Mr. Tufail discussed and recommended (i) acceptance of a 0.6474-acre sanitary control easement from Robert Lee Dickson and Robbie A. Dickson (the "Dicksons") to the District; and (ii) granting and acceptance of a 0.9753-acre sanitary control easement from the District to itself.

Following review and discussion, Director Duffy moved to: (1) accept the engineer's report; (2) approve Pay Estimate No. 8 and Final in the amount of \$45,330.15, payable to Republic, for the District Facilities Fence Repair; (3) accept the 0.6474-acre sanitary control easement from the Dicksons, subject to the easement being granted; and (4) grant and accept the 0.9753-acre sanitary control easement from the District to itself. Director Knight seconded the motion, which passed unanimously.

GROUNDWATER REDUCTION PLAN ("GRP") PARTICIPATION AGREEMENT

Ms. Harrington reported that she received a draft from the City for the proposed amendment of the GRP Participation Agreement. She noted that comments will be provided to the City.

ANNEXATION PETITIONS

Ms. Harrington updated the Board regarding the proposed timeline for annexation of the 78-55-acre tract.

PARK AND RECREATIONAL FACILITY MATTERS

Mr. Gard reviewed a draft of the Phase 1 Trail and Bridge Plan. Discussion ensued regarding revisions to same, including the addition of amenities along the trail.

Director Riley left the meeting.

Following review and discussion, Director Duffy moved to: (1) authorize KGA to continue revising plans based on discussed scenarios; and (2) authorize Director Knight to continue discussions with CGBOA. Director Matthews seconded the motion, which passed unanimously.

DISTRICT WEBSITE AND COMMUNICATION MATTERS

Mr. Waggoner reviewed Touchstone’s monthly communications report, a copy of which is attached.

CYBERSECURITY AND ARTIFICIAL INTELLIGENCE TRAINING

Ms. Harrington reviewed a memorandum regarding annual cybersecurity and artificial intelligence training requirements for local government employees and elected and appointed officials. She stated that the required trainings should be completed and reported to ABHR prior to the August 31st deadline for reporting compliance to the Texas Department of Information Resources (“DIR”). After review and discussion, the Board directed the required persons to complete their certified training programs and report their completion to ABHR for reporting to DIR by August 31st.

The Board concurred to hold the next meeting on June 2, 2026, 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)



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