

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116

June 3, 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 3rd day of June, 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 Reagan Booth and Hunter Bigelow of Trammell Crow Residential; Ryan Fortner of Revenue Management Services ("RMS"); Daenon Russell of Touchstone District Services ("Touchstone"); Johnnie Thompson of Wheeler & Associates, Inc.; Mary Ann Mihills of Municipal Accounts & Consulting LP; Rick Marriott of Si Environmental LLC ("Si"); Asim Tufail 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. There being no comments from the public, Ms. Harrington closed public comments.

CONSENT AGENDA

The minutes of the May 6, 2025, regular meeting, and consultant reports were provided in advance of the meeting. Ms. Harrington requested that agenda item 2.k. be removed from the consent agenda. After discussion, Director Matthews moved to approve the following consent items: (1) the minutes of the May 6, 2025, regular meeting, as submitted; (2) financial and bookkeeping matters; (3) tax assessment and collection matters; (4) authorization for the delinquent tax attorney to proceed with collection of delinquent taxes; (5) the Annual Report and authorize filing of same in accordance with the District's Continuing Disclosure of Information Agreement and as required by SEC

rule 15c2-12; (6) the City of Richmond (the “City”) operations report; and (7) direct that, where appropriate, items are filed appropriately and retained in the District’s official records. Director Millis seconded the motion, which passed unanimously. Copies of all reports approved as part of the consent agenda are attached.

ITEMS REMOVED FROM CONSENT AGENDA

REPORTS FROM DIRECTORS AND CONSULTANTS ON DISTRICT MATTERS

Ms. Harrington reported that the District received a request from an entity interested in purchasing Groundwater B credits. Following discussion, the Board did not take action.

COORDINATION WITH HOMEOWNER ASSOCIATIONS

Ms. Harrington reviewed the proposed final Maintenance Agreement with the Lakes of Williams Ranch Owners Association (“LWROA”), which outlines the District’s and LWROA’s respective responsibilities with regard to certain District detention and drainage facilities that contain amenities. She noted that the Maintenance Agreement includes authorization for LWROA to extend and maintain the wrought iron fence on the drainage channel located on Sansbury Boulevard and District reimbursement to LWROA in the amount of \$8,600.00 per year, starting in 2025, for mowing and maintaining areas around certain District detention facilities. After review and discussion, Director Duffy moved to approve the Maintenance Agreement with the LWROA. Director Matthews seconded the motion, which passed unanimously.

CONTRIBUTION TOWARDS STREETLIGHTS

There was no discussion on this matter.

ADDITIONAL FINANCIAL AND BOOKKEEPING MATTERS

Ms. Mihills reviewed highlights in the bookkeeping report.

The Board took no action on amending the District’s budget.

ADDITIONAL TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Thompson 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 94.60%.

Mr. Marriott reported that tariffs have been enacted on the proposal to replace lift pump no. 3 at lift station no. 2, previously approved at the April 1, 2025, meeting. He stated that the price has increased from \$87,121.15 to \$92,000.00. Mr. Marriott requested Board authorization to proceed with replacing lift pump no. 3 at lift station no. 2.

Mr. Marriott provided an update on the valve survey. He stated that approximately \$16,000.00 worth of repairs have been identified, which does not include restoration of the areas. He reported that the District budgeted \$318,000.00 for capital improvement projects. Mr. Marriott requested Board authorization to complete the repairs identified.

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) authorize Si to proceed with replacing lift pump no. 3 at lift station no. 2 for \$92,000.00; (3) authorize Si to proceed with valve repairs for approximately \$16,000, plus the cost to restore the areas around the valves; (4) authorize termination of delinquent accounts, in accordance with the District's Rate Order; and (5) direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Knight seconded the motion, which passed unanimously.

INTERLOCAL AGREEMENT WITH FORT BEND SUBSIDENCE DISTRICT

The Board reviewed an Interlocal Agreement with Fort Bend Subsidence District for the Water Conservation Education Program for the 2025-2026 school year (the "Interlocal Agreement"). After discussion, Director Millis moved to approve the Interlocal Agreement. Director Knight seconded the motion, which passed unanimously.

ENGINEER'S REPORT

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 stated that the contractor was provided with results of geotechnical boring for area soils. Mr. Tufail reported that the projected substantial completion date is July 4, 2025.

Mr. Tufail provided an update regarding the lift station no. 2 emergency repairs, stating that the project is complete.

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 design is underway. He reported that the City considers this a maintenance project, and therefore plan submittal is not required.

Mr. Tufail provided an update regarding the Crabb River Road water line loop, stating that design is underway.

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. Mr. Tufail reported that the Texas Department of Transportation ("TxDOT") will require traffic signal improvements to the intersection of Tara Road and Crabb River Road and will require a commercial driveway at the lift station roadway. He stated that Blackline is coordinating with ABHR regarding the required documentation. Mr. Tufail requested Board authorization to survey and prepare metes and bounds for potential easement acquisitions.

Mr. Tufail reported on bids received for sanitary sewer inspection. He recommended award of the contract to the lowest bidder, Equix Integrity Southeast, Inc. ("Equix") for the contract amount of \$90,709.40. The Board concurred that, in its judgment, Equix was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

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

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

Ms. Harrington provided an update on the pending annexation of an 8.7-acre tract along FM 762 and Williams Way for multi-family development. She reported that the City is interested in serving the tract and has requested utility information from the District.

Mr. Tufail and Ms. Harrington provided an update on the pending annexation of a 78.55-acre tract of land that includes 17.8 acres along Crabb River Road for multi-family development. Mr. Booth requested a timeline for submission of the Petition for Addition to the City.

Mr. Tufail discussed a 6-acre potential development between Los Puentes Office Park and Canyon Gate at the Brazos along Highway 59. He stated that a new developer is investigating site development.

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

Mr. Tufail reviewed a 5-year update to the District Capital Improvement Plan, a copy of which is attached to the engineer's report.

Following review and discussion, Director Duffy moved to: (1) accept the engineer's report; (2) authorize Blackline to survey and prepare metes and bounds for potential easement acquisitions for sanitary sewer lift station no. 5 and a force main along FM 762; and (3) award the contract for the sanitary sewer inspection to Equix, in the amount of \$90,709.40, subject to receipt of the payment and performance bonds, and the certificate(s) of insurance and endorsements, if any, provided by the contractor. Director Matthews seconded the motion, which passed unanimously.

ANNEXATION MATTERS

There was no further discussion on this matter.

PARK AND RECREATIONAL FACILITY MATTERS

Mr. Tufail and Ms. Harrington provided an update regarding the pending land conveyances for the trail system. Ms. Harrington updated the Board regarding the Gronberg tract. She stated that ABHR is coordinating with the landowner. Mr. Tufail reviewed exhibits for off-site acquisition tracts, a copy of which is attached to the engineer's report.

Ms. Harrington provided an update on Fort Bend County's (the "County") grant application to the TxDOT Transportation Alternatives Program for funding of a County trail that would run along Rabbs Bayou.

DISTRICT WEBSITE AND COMMUNICATION MATTERS

Ms. Russell reviewed Touchstone's monthly communications report, a copy of which is attached.

REVENUE MANAGEMENT SERVICES

Mr. Fortner presented and reviewed a Q2 ("Second Quarter") Strategic Partnership Agreement Audit, a copy of which is attached. After review and discussion, Director Millis moved to accept the Second Quarter Strategic Partnership Agreement Audit. Director Riley seconded the motion, which passed unanimously.

CONVENE IN EXECUTIVE SESSION

The Board did not convene in executive session.

The Board concurred to hold the next meeting on July 1, 2025, at 12:00 p.m.

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

Asst.  Secretary, Board of Directors

(SEAL)



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