

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116

September 1, 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 1st day of September, 2026, and the roll was called of the members of the Board:

Chad Millis	President
Dallas Duffy	Vice President
Dr. John Knight	Secretary
Angela Riley	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, a resident of the District; Jennifer Hicks and Sara Burson of Accurate Meter & Supply ("Accurate"); Wende Buckley of PCD Ltd.; Hunter Bigelow of Trammell Crow Residential; Christie Leighton and Elliott Cloninger of Best Trash LLC; Kathryn Foss and Robert Griffin of Municipal Financial Services; Chase Eastland of Masterson Advisors LLC; Kelly Gard of KGA/DeForest Design, LLC ("KGA"); Laura VanDyk 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 Shawn Pachlhofer 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 August 4, 2026, regular meeting, and consultant reports were provided in advance of the meeting. Director Matthews moved to approve the following consent items: (1) the minutes of the August 4, 2026, 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 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.

GARBAGE AND RECYCLING COLLECTION MATTERS

Ms. Leighton reviewed Best Trash's new household hazardous waste collection program, noting the cost would be \$1.00 per residence per month. Discussion ensued and the Board concurred not to participate in the program at this time.

ADDITIONAL FINANCIAL AND BOOKKEEPING MATTERS

Ms. Mihills reviewed highlights in the bookkeeping report.

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.

CONDUCT HEARING ON THE TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT TAXPAYERS

Ms. Mata reviewed the delinquent tax attorney's report, a copy of which is attached to the tax assessor/collector's report.

The Board conducted a hearing on the termination of water and sewer service to customers with delinquent tax accounts. No residents were present at the hearing. Following review and discussion, Director Millis moved to terminate water service for the delinquent tax accounts in accordance with the District's procedures for termination of service. Director Duffy seconded the motion, which passed unanimously.

CONDUCT PUBLIC HEARING REGARDING DISTRICT'S TAX RATE, ADOPT ORDER LEVYING TAXES, AND AUTHORIZE EXECUTION OF AMENDMENT TO INFORMATION FORM

Ms. Eastland distributed and reviewed debt service tax rate analyses, copies of which are attached.

Ms. Mata stated that notice was published of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2026 total tax rate of \$0.69.

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

Ms. Harrington presented an Order Levying Taxes reflecting the proposed 2026 tax rate. She then presented an Amendment to Information Form reflecting the tax rate and stated that the Amendment will be filed with the Texas Commission on Environmental Quality and recorded in the Official Public Records of Fort Bend County.

Following review and discussion, Director Duffy moved to: (1) adopt the Order Levying Taxes reflecting a total 2026 tax rate of \$0.69 per \$100 of assessed valuation, comprised of \$0.31 to pay debt service on water, sewer, and drainage bonds, and \$0.38 for operations and maintenance; (2) authorize execution of the Amendment to Information Form; and (3) direct that the Order and Amendment be filed appropriately and retained in the District's official records. Director Millis seconded the motion, which passed unanimously.

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 94.04%.

The Board considered amending the District Rate Order to pass through the City fire protection cost increase to customers.

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) amend the District's Rate Order to reflect the increased City fire protection fee from \$17.86 to \$18.49 per household and each 2,000 square feet of building floor area for improved nonresidential properties, effective October 1, 2026; and (3) authorize termination of delinquent accounts in accordance with the District's Rate Order. Director Knight seconded the motion, which passed unanimously.

PROPOSAL FROM ACCURATE METER & SUPPLY ("ACCURATE") FOR INSTALLATION OF SMART METERS

The Board reviewed a proposal from Accurate in the amount of \$723,570.00 for the installation of 1,393 smart meters, with an additional annual subscription charge of \$15,211.56. A copy of the proposal is attached.

Mr. Pachlhofer reviewed a "heat map" identifying aging water meters.

The Board considered entering into a Master Service Agreement with Badger Meter, Inc. and a Services Agreement with Accurate Utility Supply, LLC.

Following review and discussion, Director Knight moved to: (1) approve the proposals in the amount of \$723,570.00 for the installation of 1,393 smart meters with an additional annual subscription charge of \$15,211.56; (2) approve a Master Service Agreement with Badger Meter, Inc., subject to finalization; (3) approve a Services Agreement with Accurate Utility Supply, LLC, subject to finalization; and (4) direct that the agreements be filed appropriately and retained in the District's official records. Director Millis seconded the motion, which passed unanimously.

The Board reviewed a draft communications plan prepared by Touchstone for the smart meter installation project and concurred for Director Knight to coordinate with Touchstone as needed to finalize and implement the communications plan.

CONSIDER SERVICE, TAXATION, JURISDICTIONAL AND OTHER MATTERS RELATING TO APPROXIMATELY 2.257-ACRE TRACT; ANNEXATION AND EXCLUSION MATTERS

Ms. Harrington discussed a potential land swap involving simultaneous removal of the 2.257-acre River Pointe Church tract from the District and annexation of the 78.55-acre tract into the District.

ENGINEER'S REPORT; TEMPORARY WATER SERVICE; EASEMENT ACQUISITION MATTERS

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

Mr. Pachlhofer provided an update regarding water plant no. 2, stating that Blackline is completing the initial plan review set and is awaiting electrical and structural design. He noted that the plat use is changing from the old wastewater treatment plant ("WWTP") site to water plant no. 2.

Mr. Pachlhofer provided an update regarding the Crabb River Road water line loop and force main along Farm-to-Market 762 ("FM 762"), stating that Blackline submitted design plans for agency review. He noted that metes and bounds were sent to Property Acquisition Services, LLC to prepare easement acquisition documents.

Mr. Pachlhofer provided an update on the sanitary sewer lift station no. 5, noting that Blackline is awaiting design of the adjacent multi-family complex to complete construction plans for final grading, internal storm sewer system connection, and detention capacity. Mr. Pachlhofer reported that Blackline is preparing the plat and stated that land acquisition for the lift station site and access easement is required.

Director Riley left the meeting.

Mr. Pachlhofer provided an update on the lift station no. 2 odor issues, noting that the project is currently being advertised and bids will be presented at the October meeting.

Mr. Pachlhofer reported on bids received for the lift station no. 1 natural gas generator addition. He recommended award of the contract to the lowest bidder, McDonald Municipal & Industrial ("McDonald") for the contract amount of \$98,164.00. The Board concurred that, in its judgment, McDonald 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. Pachlhofer provided an update regarding the City's recent re-rating of the WWTP. Ms. Harrington stated that ABHR is coordinating with the City's manager and attorney to finalize the Second Amended and Restated Regional WWTP Agreement.

Mr. Pachlhofer provided an update regarding the Richmond South WWTP regional lift station. He reported that the City provided the 60% plan set, which is being reviewed by Blackline.

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.

Mr. Pachlhofer provided an update regarding bond application no. 12. Discussion ensued and the Board requested that the engineer and financial advisor present additional bond sizing options at the next meeting.

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

Mr. Pachlhofer reviewed an exhibit regarding the City's interest in acquiring a portion of the waterline along Williams Way north of the WWTP entrance drive to Rabbs Bayou. Discussion ensued.

Mr. Pachlhofer reported that Blackline is corresponding with the Texas Department of Transportation regarding issues that could arise from the Grand Parkway 99 flyover project.

Following review and discussion, Director Knight moved to: (1) accept the engineer's report; (2) authorize Blackline to engage a surveyor to prepare metes and bounds for the sanitary sewer lift station no. 5 site; and (3) award the contract for the sanitary sewer inspection to McDonald, in the amount of \$98,164.00, subject to receipt of the payment and performance bonds, and the certificate(s) of insurance and endorsements, if any, provided by the contractor. Director Duffy seconded the motion, which passed unanimously. The Board deferred adopting a Resolution Authorizing

Application to the Texas Commission on Environmental Quality for Approval of Project and Bonds and Surplus Funds.

FIRST AMENDMENT TO GROUNDWATER REDUCTION PLAN ("GRP") PARTICIPATION AGREEMENT

Ms. Harrington updated the Board on the First Amendment to GRP Participation Agreement.

UPDATE ON REQUEST FOR TEMPORARY OUT-OF-DISTRICT SERVICE

There was no discussion on this matter.

PARK AND RECREATIONAL FACILITY MATTERS

Mr. Gard reviewed the landscape architect report, a copy of which is attached. Following review and discussion, Director Millis moved to: (1) approve the landscape architect report; (2) authorize KGA to prepare conceptual trail design boards; and (3) authorize Directors Millis and Knight and KGA to attend the upcoming Canyon Gate at the Brazos Owners Association meeting. Director Knight seconded the motion, which passed unanimously.

DISTRICT WEBSITE AND COMMUNICATION MATTERS

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

EVO REPORT AND 10-YEAR BUDGET ANALYSIS

Ms. Foss reviewed an EVO metrics report and 10-year budget analysis update with the Board, and discussion ensued. Copies of the report and analysis are attached.

The Board concurred to hold the next meeting on October 6, 2026, at 12:00 p.m.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE

The Board convened in execution session at 2:03 p.m. pursuant to Section 551.076, Texas Government Code, to conduct a consultation with the attorney. In addition to the Board, Mr. Pachlhofer, Ms. Harrington and Ms. Mercado were present.

Director Millis left the meeting.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION

The Board reconvened in open session at 2:11 p.m. No action was taken by the Board.

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


Secretary, Board of Directors

(SEAL)



LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Bookkeeper's report	1
Tax assessor/collector's report and delinquent tax roll	1
Tax rate analysis	2
Operator's report	3
Accurate Meter proposal.....	3
Engineer's report	4
KGA report	6
Website and communications report.....	6