

MINUTES  
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116

September 2, 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 2nd day of September, 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 except Director Riley, thus constituting a quorum.

Also attending the meeting in person or via teleconference were Greg East of Perdue, Brandon, Fielder, Collins & Mott, LLP (“Perdue Brandon”); David Beyer and David Valdez of Storm Water Solutions, LLC; Kathryn Foss of Municipal Financial Services; Chase Eastland of Masterson Advisors LLC; Daenon Russell of Touchstone District Services (“Touchstone”); Isabel Mata of Wheeler & Associates, Inc.; Mary Ann Mihills of Municipal Accounts & Consulting LP (“MAC”); 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. There being no comments from the public, Ms. Harrington closed public comments.

CONSENT AGENDA

The minutes of the August 5, 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 August 5, 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 Duffy 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.

#### 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.

Ms. Foss presented and reviewed an engagement letter with Municipal Information Services, LLC ("MIS"), a division of MAC, for compilation of an EVO 2.0 Report and preparation of a 10-Year Budget Analysis, in the amount of \$9,400.00 annually, a copy of which is attached. Discussion ensued and Ms. Foss answered questions from the Board.

Following review and discussion, Director Duffy moved to approve the engagement letter with MIS for compilation of an EVO Report and preparation of a 10-Year Budget Analysis in the amount of \$9,400.00 annually, subject to final review. Director Millis seconded the motion, which passed unanimously.

#### ADDITIONAL FINANCIAL AND BOOKKEEPING MATTERS

Ms. Mihills reviewed highlights in the bookkeeping report.

#### ANNUAL REPORT TO BOND REVIEW BOARD

Ms. Harrington presented a memorandum regarding the required submission of an annual report to the Bond Review Board containing certain information about the District's voter-approved but unissued bonds, a copy of which is attached, and stated that ABHR will work with the District's consultants to prepare and submit the annual report by the September 30th deadline. Following discussion, Director Matthews moved to authorize ABHR to submit the required report on behalf of the Board. Director Duffy seconded the motion, which passed unanimously.

#### ADDITIONAL TAX ASSESSMENT AND COLLECTION MATTERS

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

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

Ms. Eastland stated that notice was published of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2025 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 2025 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 Knight moved to: (1) adopt the Order Levying Taxes reflecting a total 2025 tax rate of \$0.69 per \$100 of assessed valuation, comprised of \$0.28 to pay debt service on water, sewer, and drainage bonds, and \$0.41 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.

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

Mr. East 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 Duffy moved to terminate water service for the delinquent tax accounts in accordance with the District's procedures for termination of service. Director Millis seconded the motion, which passed unanimously.

#### PHASE II SMALL MS4 GENERAL PERMIT AND STORM WATER MANAGEMENT PLAN ("SWMP")

Mr. Beyer updated the Board on the District's SWMP. He distributed and reviewed the SWMP and a summary of the year 1 training and goals under the SWMP, a copy of which is attached.

Mr. Beyer began his training session with the Board and other consultants. He stated the topic of the year 1 training is stormwater pollution prevention, the minimum control measures, and bacteria-specific elements. Mr. Beyer explained the importance of keeping household hazardous waste, pet waste, and yard waste out of the storm sewers, to prevent adding to bacterial impairment. He then continued with the training, thoroughly explaining the sources of bacteria and outlining the program elements of the SWMP that deal with these sources.

## 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 82.41%. Mr. Marriott stated that the low water accountability was due to three tap line leaks flowing into the storm sewer system near the water plant. He stated that the necessary repairs have been completed.

Mr. Marriott stated that the commercial smart meters have been installed. Discussion ensued regarding installation of residential smart meters, on a trial basis.

Mr. Marriott presented a Second Amendment to Professional Service Contract with Si ("Second Amendment"), and discussion ensued.

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 Millis moved to: (1) approve the operator's report; (2) authorize Si to coordinate with Accurate Meter & Supply regarding installation of up to 10 residential meters; (3) approve the Second Amendment, subject to finalization; (4) authorize termination of delinquent accounts, in accordance with the District's Rate Order; and (5) direct that the Second Amendment and delinquent customer list be filed appropriately and retained in the District's official records. Director Duffy seconded the motion, which passed unanimously.

The Board considered amending the District Rate Order to pass through the fire protection cost increase to customers. After discussion, Director Millis moved to amend the District's Rate Order to reflect the increased City fire protection fee from \$17.39 to \$17.86 per household and each 2,000 square feet of building floor area for improved nonresidential properties, effective October 1, 2025. Director Matthews seconded the motion, which passed unanimously.

Ms. Harrington discussed the Baseline Testing criteria regarding DuPont and 3M class action settlements. Ms. Harrington then discussed the submission guidelines for the Public Water System Testing Compensation Claims Forms for reimbursement of Baseline Testing. Discussion ensued regarding compensation associated with the DuPont and 3M class action settlements. Following discussion, Director Millis moved to (1) authorize the operator to schedule and conduct Baseline Testing with an accredited laboratory and report results to Board and to Claims Administrator within forty-five (45) calendar days after receiving the test results and no later than January 1, 2026; and (2) authorize the

operator to submit Public Water System Testing Compensation Claims Forms for reimbursement of Baseline Testing prior to January 1, 2026. Director Knight seconded the motion, which passed unanimously.

#### ENGINEER'S REPORT; 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. 2 in the amount of \$1,456.88, payable to Republic Masonry ("Republic"). Following review and discussion, Director Duffy moved to approve Pay Estimate No. 2 in the amount of \$1,456.88, payable to Republic. Director Matthews seconded the motion, which passed 3-0, with Director Millis abstaining from the vote.

Mr. Tufail provided an update regarding water plant no. 2, stating that design is on hold pending the City's determination regarding water and sewer service to the tracts located on Crabb River Road. He requested Board authorization to continue design in order to meet the necessary delivery date.

Mr. Tufail provided an update regarding the sanitary sewer force main headers upgrade and stated that Blackline provided Si with design drawings and exhibits. 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 on hold pending the City's determination regarding water and sewer service to the tracts located on Crabb River Road. He requested Board authorization to continue design in order to meet the necessary delivery date.

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 on hold pending the City's determination regarding water and sewer service to the tracts located on Crabb River Road. He stated that an alternate route for service to the tracts is being evaluated. He requested Board authorization to continue design in order to meet the necessary delivery date.

Mr. Tufail provided an update regarding the sanitary sewer system improvements, stating that the contract is underway.

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 provided an update on an 8.7-acre tract along FM 762 and Williams Way proposed for multi-family development. He reported that the City is interested in serving the tract and is requesting the District consider providing temporary out-of-District service until the City's design and construction of water and sanitary sewer extensions to serve the tract are complete.

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.

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.

The Board discussed the pending trail project, and Director Knight discussed Canyon Gate at the Brazos Owners Association concerns.

Following review and discussion, Director Duffy moved to: (1) accept the engineer's report; and (2) authorize Blackline to proceed with design of the requested projects. Director Millis 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.

#### ANNEXATION MATTERS (CONT.)

Mr. Tufail reported that KB Homes is interested in purchasing the Dixon tract.

The Board reviewed and discussed the District Annexation Guidelines. No Board action was taken.

#### PARK AND RECREATIONAL FACILITY MATTERS

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, stating that the project is on indefinite hold.

#### DISTRICT WEBSITE AND COMMUNICATION MATTERS

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

CONVENE IN EXECUTIVE SESSION

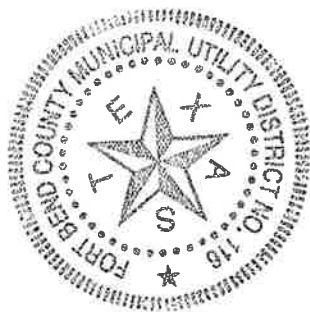
The Board did not convene in executive session.

The Board concurred to hold the next meeting on October 7, 2025, at 12:00 p.m.

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

  
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Secretary, Board of Directors

(SEAL)



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