

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116

November 4, 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 4th day of November, 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 Jacquelynn Fernandez, a resident of the District; Chantelle Mayo, general manager of Canyon Gate at the Brazos Owners Association ("CGBOA"); Jonathan Wang of Lakes of Williams Ranch Owners Association ("LWROA"); David Beyer of Storm Water Solutions LLC ("SWS"); Chase Eastland with Masterson Advisors LLC; 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. There being no comments from the public, Ms. Harrington closed public comments.

CONSENT AGENDA

The minutes of the October 7, 2025, regular meeting, and consultant reports were provided in advance of the meeting. Ms. Harrington reviewed a Resolution Regarding Annual Review of Investment Policy and stated there were no recommended amendments to the District's Policy. Ms. Harrington next reviewed a Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions.

Director Knight then moved to approve the following consent items: (1) the minutes of the October 7, 2025, regular meeting, as submitted; (2) financial and bookkeeping matters, including the Resolution Regarding Annual Review of Investment Policy, and Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions; (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 Matthews 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.

PHASE II SMALL MS4 GENERAL PERMIT AND STORM WATER MANAGEMENT PLAN

Mr. Beyer presented a proposal in the amount of \$4,060.00, submitted by SWS, for overseeding of District detention facilities in the Estates at Lakes of Williams Ranch, Section 1. A copy of the proposal is attached. Following review and discussion, Director Duffy moved to approve the proposal in the amount of \$4,060.00, submitted by SWS. Director Knight seconded the motion, which passed unanimously.

COORDINATION WITH HOMEOWNERS ASSOCIATIONS ("HOAS")

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

Ms. Eastland reviewed a 2025 Owners Association Pro Rata Share Analysis prepared by the District's financial advisor, a copy of which is attached.

Following discussion, the Board concurred to table further discussion until the December meeting and requested that ABHR reach out to Brazos Gardens Homeowners Association again to see if they are interested in requesting a contribution this year.

ADDITIONAL FINANCIAL AND BOOKKEEPING MATTERS

Ms. Nihulls reviewed highlights in the bookkeeping report. She requested Board authorization for additional check no. 9118 in the amount of \$17,000.00, payable to LWROA. Following discussion, Director Duffy moved to approve the additional check, as detailed above, and direct the bookkeeper to hold the check until the pending letter agreement for the contribution has been fully executed. Director Knight seconded the motion, which passed unanimously.

ADDITIONAL TAX ASSESSMENT AND COLLECTION MATTERS

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

ADOPT RESOLUTION VOTING FOR WATER DISTRICT NOMINEE FOR THE ELECTION OF THE BOARD OF DIRECTORS FOR FORT BEND CENTRAL APPRAISAL DISTRICT ("FBCAD")

Ms. Harrington stated the Board has the opportunity to cast the District's four votes for the Board of Directors of the FBCAD. The Board discussed the current candidate for the election of the Board of Directors of the FBCAD. After discussion, Director Millis moved to authorize Director Knight to cast the District's four votes for the Board of Directors of the FBCAD outside of the regular Board meeting, subject to receipt of the official ballot. Director Matthews seconded the motion, which passed unanimously.

COORDINATION WITH HOAS (CONTINUED)

Ms. Harrington discussed the Board's request to coordinate a meeting with Directors Millis and Knight and the CGBOA to discuss the annual contribution request and pending trail system. Ms. Mayo stated that she will discuss the request with the CGBOA Board and coordinate with ABHR regarding the potential meeting.

HISTORICAL BOND AND TAX REPORT TO COMPTROLLER

Ms. Harrington presented a memorandum regarding requirements for taxing units to submit certain information about proposed and issued bonds and tax rate elections to the Comptroller for incorporation into a public database, a copy of which is attached. She stated that ABHR will work with the District's consultants to prepare and submit the required information by the reporting deadline.

REVENUE MANAGEMENT SERVICES

There was no discussion on this agenda item.

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 97.50%.

Mr. Marriott noted that Seaback submitted an invoice in the amount of \$22,790.00, for services provided during fiscal year 2024. He stated that Si paid the invoice and requested Board authorization for reimbursement, as noted on the operator's report.

Following discussion, the Board concurred to authorize a one-time reimbursement to Si in the amount of \$22,790.00.

Mr. Marriott reviewed a rate order comparison recommending updated fees to amend the District's Rate Order, a copy of which is attached to the operator's report. The Board considered amending the District Rate Order to encompass the updated fees, based on the operator's recommendation.

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, based on the operator's recommendation; and (3) authorize termination of delinquent accounts, in accordance with the District's Rate Order. Director Millis seconded the motion, which passed unanimously.

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

Mr. Tufail provided an update regarding bond application no. 12. Ms. Eastland reviewed Proforma Cash Flow Analyses, based on assessed valuation growth and no growth. Copies of the analyses are attached.

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. 4 in the amount of \$51,653.59, payable to Republic Masonry ("Republic"). He then recommended approval of Change Order No. 1 to increase the contract with Republic in the amount of \$77,982.75.

Mr. Tufail provided an update regarding water plant no. 2, stating that design is underway. He reported that the City is requesting a portion of a 150-foot sanitary control easement. Mr. Novosad discussed design options for the water plant no. 2 site, noting that state requirements would prevent a portion of the designated site from serving as a park.

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 being adjusted based on the additional topography. He stated that Blackline will proceed with preparation of metes and bounds for the easement tracts to be acquired.

Mr. Tufail provided an update regarding the sanitary sewer system improvements, noting there are no pay estimates for Board approval.

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

Mr. Tufail reviewed a proposal in the amount of \$156,500.00, submitted by Vision Equipment ("VE"), for a GoVapex Odor Control Unit as a possible solution for the reported odors from lift station no. 2. A copy of the proposal is attached to the engineer's report. Discussion ensued regarding additional options and associated costs.

Mr. Tufail noted that Touchstone requested a list of District projects for the last six to eight months to post on the District website.

Mr. Tufail presented an Amended and Restated Professional Services Agreement with Blackline (the "Agreement"), and discussion ensued.

Following review and discussion, Director Knight moved to: (1) accept the engineer's report; (2) approve Pay Estimate No. 4 in the amount of \$51,653.59, payable to Republic; (3) approve Change Order No. 1 as an increase to the contract with Republic in the amount of \$77,982.75, based on the engineer's recommendation and the Board's finding that the Change Order is beneficial to the District; (4) approve the proposal in the amount of \$156,500.00, submitted by VE; and (5) approve the Agreement, subject to finalization, and direct that it be retained in the District's official records. Director Duffy seconded the motion, which passed 4-0, with Director Millis abstaining from the vote.

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

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.

PARK AND RECREATIONAL FACILITY MATTERS

Discussion ensued regarding the pending trail system, and the Board concurred to authorize Director Millis to provide feedback to KGA/Deforest Design, LLC on the proposed park sites.

DISTRICT WEBSITE AND COMMUNICATION MATTERS

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

The Board concurred for Director Knight to coordinate with Touchstone to post updates on the District's website regarding the District's odor mitigation efforts at lift station no. 2.

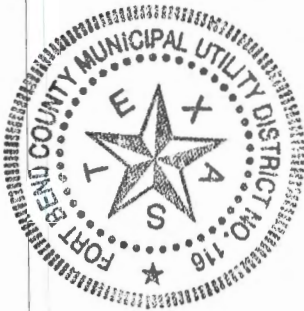
OPERATIONS MATTERS (CONTINUED)

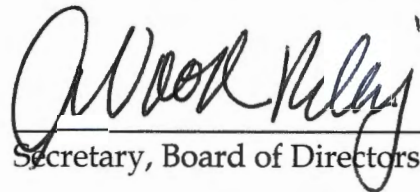
Mr. Marriott discussed resident requests for sidewalk repairs, noting that investigations have taken place and work orders have been submitted where it was determined that the sidewalk issue relates to a District facility.

The Board concurred to hold the next meeting on December 2, 2025, at 12:00 p.m.

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

(SEAL)




Secretary, Board of Directors

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