

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116

April 7, 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 7th day of April, 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 Knight, thus constituting a quorum.

Also attending the meeting in person or via teleconference were Llarance Turner of Kaluza Inc.; Josh Rambo of McCall Gibson Swedlund Barfoot Ellis PLLC ("McCall"); Christie Leighton of Best Trash LLC ("Best Trash"); Ryan Fortner of Revenue Management Services ("RMS"); Justin Waggoner 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 March 3, 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 2016 Unlimited Tax Bonds indicates that no rebate or yield reduction payments are due on the Series 2016 Bonds. Director Duffy moved to approve the following consent items: (1) the minutes of the March 3, 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 Matthews seconded the motion, which passed by unanimous vote. 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 COLLECTION AND RECYCLING SERVICES

Ms. Leighton distributed and reviewed a notice from Best Trash regarding the annual consumer price index rate increase, a copy of which is attached.

AUDIT FOR FISCAL YEAR END DECEMBER 31, 2025

Mr. Rambo reviewed the District's draft audit and management letter for fiscal year end December 31, 2025. Following review and discussion, Director Matthews moved to: (1) approve the audit and management letter for fiscal year end December 31, 2025, subject to final review and approval by ABHR; (2) authorize McCall to file the District's audit with the Texas Commission on Environmental Quality ("TCEQ"); and (3) direct that the final audit and management letter be filed appropriately and retained in the District's official records. Director Riley seconded the motion, which passed by unanimous vote.

ADDITIONAL FINANCIAL AND BOOKKEEPING MATTERS

Ms. Mihills reviewed highlights in the bookkeeping report. She noted check nos. 9214 and 9215, in the amounts of \$19,000.00 and \$125.00, respectively, payable to Allied Orion Group. Mr. Marriott noted that the Territory at Williams Way multifamily complex was sold and that the checks are deposit refunds. He recommended that the checks be held until receipt of a deposit from the new owner.

Ms. Mihills reviewed a District Snapshot of the EVO Report prepared by Municipal Information Services, LLC, a copy of which is attached to the bookkeeping report.

Following review and discussion, Director Duffy moved to hold check nos. 9214 and 9215, pending receipt of deposit from the new owner of Territory at Williams Way multifamily complex. Director Matthews seconded the motion, which passed by unanimous vote.

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.

REVENUE MANAGEMENT SERVICES

Mr. Fortner presented and reviewed a Q2 (Second Quarter) Strategic Partnership Agreement Audit (the "Q2 SPA Audit"), a copy of which is attached.

Director Millis joined the meeting.

Following review and discussion, Director Riley moved to accept the Q2 SPA Audit. Director Duffy 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 97.91%.

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 eleven participants. The Board considered authorizing the installation of two additional smart meters for the trial program.

Mr. Marriott stated that the Consumer Confidence Report will be presented at the May meeting.

Mr. Marriott reviewed the District's Identity Theft Prevention Program annual report, a copy of which is attached to his report. He stated there were no red flag incidents and Si has no recommended changes to the District's Identity Theft Prevention Program at this time.

Mr. Marriott requested Board authorization to include pool inspection and garbage notices with the May water bill. The Board directed Touchstone to post the notices on the District's website.

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 the installation of two additional smart meters for the trial program; (3) authorize the operator to send notice to customers on pool inspections and garbage with the District's water bills; and (4) authorize termination of delinquent accounts in accordance with the District's Rate Order. Director Millis seconded the motion, which passed unanimously.

APPROVE FIRST AMENDMENT TO OUT-OF-DISTRICT SERVICE AGREEMENT WITH LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT ("LCISD")

Ms. Harrington reviewed a First Amendment to Out-of-District Service Agreement between the District and LCISD. Following review and discussion, Director Millis moved to approve the First Amendment to Out-of-District Service Agreement with LCISD, subject to finalization by ABHR, and direct that it be filed appropriately and retained in the District's official records. Director Matthews seconded the motion, which passed unanimously.

ENGINEER'S REPORT; ANNEXATION MATTERS; TEMPORARY WATER SERVICE; GROUNDWATER REDUCTION PLAN ("GRP") PARTICIPATION AGREEMENT

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, noting there are no pay estimates for the Board's consideration.

Mr. Tufail provided an update regarding water plant no. 2, stating that Blackline is preparing the component layout and grading plans. Mr. Tufail reported that Blackline provided ABHR with metes and bonds for the sanitary control easement that needs to be acquired from the landowner adjacent to the water plant no. 2 site.

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 ("FM 762"). He stated that design is underway and that Blackline is preparing exhibits for easement acquisition. Mr. Tufail requested Board authorization to advertise for bids for the project.

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

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. He requested Board authorization to advertise for bids for the project.

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 reported that she is awaiting an update from the City regarding proposed amendment of the GRP Participation Agreement. She noted that the City is coordinating with an outside consultant to prepare a cost analysis regarding the District's cost for annexation tract connections.

Ms. Harrington updated the Board regarding the 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 the proposed Temporary Out-of-District Service Agreement (the "Agreement") with Alliance Residential ("Alliance"). She stated that the City will draft the Agreement between the Alliance, the District, and the City. Ms. Harrington noted that ABHR will draft a separate agreement for tax surrogate payments by Alliance to the District.

Mr. Tufail provided an update regarding the preparation of bond application no. 12.

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

Following review and discussion, Director Millis moved to: (1) accept the engineer's report; (2) authorize Blackline to advertise for bids for the force main along FM 762; and (3) authorize Blackline to advertise for bids for the lift station no. 2 odor control project. Director Duffy seconded the motion, which passed unanimously.

PARK AND RECREATIONAL FACILITY MATTERS

Ms. Harrington updated the Board regarding Director Knight's recent meeting with the Canyon Gate at the Brazos Owners Association's ("CGBOA") regarding the proposed District trail system and related matters. The Board concurred for the parks committee to

work with KGA/DeForest Design, LLC to update park exhibits before meeting with CGBOA.

DISTRICT WEBSITE AND COMMUNICATION MATTERS

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

ANNUAL CYBERSECURITY AND ARTIFICIAL INTELLIGENCE TRAINING

There was no discussion on this agenda item.

The Board concurred to hold the next meeting on May 5, 2026, at 12:00 p.m.

OPERATOR’S REPORT (CONTINUED)

Mr. Marriott reported that a swing gate near Carta Valley drive needs to be replaced, stating that residents are submitting complaints regarding the aesthetics. After discussion, Director Duffy moved to authorize Si to remove the gate and install a temporary Type 3 barricade. Director Millis seconded the motion, which passed unanimously.

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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