MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116

October 6, 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 6th day of October, 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 except Directors Millis and Riley, thus constituting a quorum.

Also attending the meeting in person or via teleconference were Jonathan Wang, Ada Drews, and Detlef Drews, residents of the District; Pastor Dean King of River Pointe Church; Ryan Fortner of Revenue Management Services ("RMS"); Wende Buckley of PCD Ltd.; David Beyer of Storm Water Solutions, LLC; Chase Eastland of Masterson Advisors LLC; Kelly Gard and Washie Khan 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 September 1, 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 September 1, 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 Duffy 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

There was no discussion on this matter.

COORDINATION WITH HOMEOWNERS ASSOCIATIONS

Ms. Harrington stated that ABHR has received a request for District contribution from the Lakes of Williams Ranch Owners Association ("LWROA"). She then stated that ABHR has sent follow-up correspondence to Canyon Gate at the Brazos Owners Association and Brazos Gardens Homeowners Association requesting they submit their requests by December 1, 2026.

Mr. Wang then reviewed LOWR's contribution request. The Board tabled action pending receipt of contribution requests from other homeowners associations.

ENGINEER'S REPORT

Ms. Eastland reviewed No Growth Proforma Cash Flow Analyses and scenarios for bond application no. 12, copies of which are attached.

The Board considered rescinding the previously approved Resolution Authorizing Application to the Texas Commission on Environmental Quality ("TCES") for Approval of Project and Bonds. The Board considered adopting a Resolution Authorizing Application to the TCEQ for Approval of Project and Bonds and Use of Surplus Funds.

Following review and discussion, Director Duffy moved to: (1) approve the presented scenario in the amount of $13,300,000 for bond application no. 12; (2) rescind the previously approved Resolution Authorizing Application to the TCEQ for Approval of Project and Bonds; and (3) approve the Resolution Authorizing Application to the TCEQ for Approval of Project and Bonds and Use of Surplus, with a bond amount not to exceed $13,300,000, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Matthews 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 Stormwater Management Program ("SWMP"). He distributed and reviewed a summary of the training and goals under the SWMP, as well as Chapters 1 and 2 of the Stormwater Guidance Manual pursuant to the Stormwater Speaker Series, copies of which are attached. Following review and discussion, Director Duffy moved to approve Chapters 1 and 2 of the Stormwater Guidance Manual pursuant to the Stormwater Speaker Series. Director Knight seconded the motion, which passed unanimously.

ADDITIONAL FINANCIAL AND BOOKKEEPING MATTERS

Ms. Mihills reviewed highlights in the bookkeeping report. She requested Board authorization for additional check no. 9416 in the amount of $2,594.48, payable to District resident Detlef Drews to refund a tax payment erroneously made by the resident to the District operator. Following review and discussion, Director Knight moved to approve the additional check, as detailed above. Director Duffy seconded the motion, which passed unanimously.

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.

Mr. Fortner presented and reviewed a Q4 ("Fourth Quarter") Strategic Partnership Agreement Audit, a copy of which is attached. After review and discussion, Director Duffy moved to accept the Fourth Quarter Strategic Partnership Agreement Audit. Director Matthews 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 94.76%.

Mr. Marriott requested authorization to include a notice regarding pool inspections in the next water bill.

Mr. Marriott requested authorization to contact the City regarding the Groundwater Reduction Plan ("GRP") fee increase.

Mr. Marriott requested authorization to submit the projections of total water demands for next year to the GRP administrator for the City.

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 Knight moved to: (1) approve the operator's report; (2) authorize the operator to include a notice regarding pool inspections on the next water bill; (3) authorize the operator to contact the City regarding the GRP fee increase; (4) authorize the operator to submit the projections of total water demands for the next year to the GRP administrator for the City; and (5) authorize termination of delinquent accounts in accordance with the District's Rate Order. Director Matthews seconded the motion, which passed unanimously.

SMART METER MATTERS, INCLUDING UPDATE ON INSTALLATION OF SMART METERS

Ms. VanDyk reviewed a draft communications plan and smart meter addition to the District website, prepared by Touchstone, for the smart meter installation project. Following discussion, the Board concurred to: (1) authorize Director Knight to coordinate with Touchstone, as needed, to finalize and implement the communications plan; (2) authorize Accurate Meter & Supply to begin installation of the smart meters beginning Monday, October 12, 2026; and (3) go live on the Eye on Water application once installation has been completed throughout the District.

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.

ANNEXATION MATTERS

ACCEPT APPLICATION FOR EXCLUSION AND INCLUSION OF CERTAIN LANDS

The Board reviewed the Application for Exclusion and Inclusion of Certain Lands (the "Application"). Following review and discussion, Director Knight moved to accept the Application, and direct that the application be filed appropriately and retained in the District's official records. Director Matthews seconded the motion, which passed unanimously.

AUTHORIZE EXECUTION AND FILING OF PETITION FOR CITY CONSENT TO ANNEX INCLUDED LAND

The Board then reviewed a Petition for Consent to Annex Land from the District and K&M Investments requesting consent from the City of Richmond to the annexation of approximately 78.55 acres into the District. Following review and discussion, Director Knight moved to authorize execution of the Petition for Consent to Annex Land, and direct that the petition be filed appropriately and retained the District's official records. Director Matthews seconded the motion, which passed unanimously.

ENGINEER'S REPORT (CONTINUED)

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.

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 stated that the Texas Department of Transportation ("TxDOT") is moving forward with the Grand Parkway 99 connector project through the District and has provided a preliminary layout. Mr. Pachlhofer requested Board authorization to investigate alternate routes for the water line loop project and to create a separate billing matter associated with identifying the alternate route for the project and correspondence with TxDOT.

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.

Mr. Pachlhofer reported that only one bid was received for the lift station no. 2 odor unit. Discussion ensued, and the Board concurred to authorize Blackline to rebid the project.

Mr. Pachlhofer provided an update regarding the lift station no. 1 natural gas generator addition. He noted that the Notice to Proceed was issued.

Mr. Pachlhofer provided an update regarding the City's recent re-rating of the Wastewater Treatment Plant ("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 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 reviewed a Preliminary Cost Estimate Summary for future Capital Improvement Projects, a copy of which is attached to the engineer's report. Discussion ensued.

Following review and discussion, Director Duffy moved to: (1) accept the engineer's report; (2) authorize Blackline to investigate alternate routes for the water line loop project; (3) authorize ABHR and Blackline to create a separate billing matter associated with identifying alternate routes for the water line loop project and addressing related TxDOT matters; and (4) authorize Blackline to rebid the lift station no. 2 odor issue project. Director Knight seconded the motion, which passed unanimously.

EASEMENT ACQUISITION MATTERS

There was no discussion on this matter.

FIRST AMENDMENT TO 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.

Mr. Gard reviewed proposed options for trail amenities, copies of which are attached to the report. Discussion ensued and the Board authorized the parks committee to hold a meeting with KGA, ABHR, and Touchstone prior to the next regular meeting.

DISTRICT WEBSITE AND COMMUNICATION MATTERS

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

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

The Board did not convene in executive session.

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

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