

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116

August 5, 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 5th day of August, 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 Jonathan Wang of the Lakes of Williams Ranch Owners Association ("LWROA"); Reagan Booth of Trammell Crow Residential; David Adame of Alliance Residential ("Alliance"); Greg East of Perdue, Brandon, Fielder, Collins & Mott, LLP ("Perdue Brandon"); Ryan Fortner of Revenue Management Services ("RMS"); 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; Garrett Robertson of Si Environmental LLC ("Si"); 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 July 1, 2025, regular meeting, and consultant reports were provided in advance of the meeting. After discussion, Director Duffy moved to approve the following consent items: (1) the minutes of the July 1, 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 Matthews seconded the motion, which passed 4-0, with Director Millis being absent from the 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.

Director Millis joined the meeting.

DISCUSS 2025 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

Ms. Eastland distributed and reviewed a debt service tax rate analysis, a copy of which is attached. Discussion ensued and the Board determined to publish notice of the 2025 tax rate at \$0.69, with \$0.28 allocated to debt service and \$0.41 allocated to operations and maintenance. Ms. Eastland discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Matthews moved to: (1) set the public hearing date for September 2, 2025; and (2) authorize the tax assessor/collector to publish notice in the Fort Bend Herald of the District's meeting on September 2, 2025, to set the proposed 2025 total tax rate of \$0.69 per \$100 of assessed valuation, with \$0.28 allocated for debt service on water, sewer, and drainage bonds and \$0.41 allocated for operations and maintenance. Director Riley seconded the motion, which passed unanimously.

CONTRIBUTION TOWARDS STREETLIGHTS

Mr. Wang presented a contribution request from LWROA in the amount of \$13,992.00 for streetlight electricity costs associated with 20 streetlights along Sansbury Road. He noted that the requested contribution amount is the difference between the \$80,343.00 previously approved at the May 6, 2025, meeting for installation of 30 streetlights and the actual installation cost of \$66,351.00. It was noted that LWROA will be the electricity account holder for 20 of the 30 installed streetlights.

Ms. Harrington reviewed a Letter Agreement between LWROA and the District for reimbursement of the installation costs for 30 streetlights plus a one-time contribution of \$13,992.00 towards the streetlight electricity cost of the 20 streetlights for which LWROA is the electricity account holder.

Following review and discussion, Director Duffy moved to (1) approve the one-time contribution in the amount of \$13,992.00 to LWROA for electricity costs associated with 20 streetlights along Sansbury Road for which LWROA is the electricity account holder; and (2) approve the Letter Agreement between LWROA and the District for a

total one-time contribution in the amount of \$80,343.00, consisting of \$66,351.00 for reimbursement of the installation costs of 30 streetlights and \$13,992.00 for electricity expense for the 20 streetlights for which LWROA is the electricity account holder. Director Matthews seconded the motion, which passed unanimously.

ADDITIONAL FINANCIAL AND BOOKKEEPING MATTERS

Ms. Mihills reviewed highlights in the bookkeeping report. She noted that check no. 9045 in the amount of \$80,343.00, payable to LWROA for the streetlight related expenses (as discussed above) will be held and not released until LWROA executes the Letter Agreement.

ADDITIONAL TAX ASSESSMENT AND COLLECTION MATTERS

Mr. East reviewed the delinquent tax attorney's report, a copy of which is attached to the tax assessor/collector's report. He then discussed water termination procedures for delinquent tax accounts.

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")

The Board discussed the current candidate for the election of the Board of Directors of the FBCAD.

Following discussion, Director Knight moved to (1) authorize Perdue Brandon to move forward with water termination procedures; and (2) cast the District's four votes in favor of Paul Stamatis for the Board of Directors of the FBCAD. Director Millis seconded the motion, which passed unanimously.

REVENUE MANAGEMENT SERVICES

Mr. Fortner presented and reviewed a Q3 (Third Quarter) Strategic Partnership Agreement Audit (the "Q3 SPA Audit"), a copy of which is attached. Following review and discussion, Director Duffy moved to accept the Q3 SPA Audit. Director Millis seconded the motion, which passed unanimously.

REVIEW FIRE PROTECTION FEE INCREASE AND AMEND RATE ORDER

The Board reviewed a notice of fire protection fee increase from the City of Richmond, a copy of which is attached. The Board deferred amending the Rate Order.

OPERATOR'S REPORT

Mr. Robertson 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 93.98%.

Mr. Robertson presented a proposal in the amount of \$3,750.00, submitted by Si, to excavate and install approximately 170 linear feet of 4" drainpipe and two drain boxes near 5602 Capeview Cove. A copy of the proposal is attached to the operator's report.

Mr. Robertson 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) approve the proposal in the amount of \$3,750.00, submitted by Si; (3) authorize termination of delinquent accounts, in accordance with the District's Rate Order; and (4) direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Knight seconded the motion, which passed unanimously.

ENGINEER'S REPORT; ANNEXATION MATTERS

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

Mr. Novosad provided an update regarding the District Facilities Fence Repair. He stated that the contractor is awaiting mobilization. Mr. Novosad reported that the projected substantial completion date is July 4, 2025.

Mr. Novosad 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.

Mr. Novosad provided an update regarding the sanitary sewer force main headers upgrade and stated that design is underway. He reported that the City considers this a maintenance project, and therefore plan submittal is not required.

Mr. Novosad 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.

Mr. Novosad 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.

Mr. Novosad provided an update regarding the sanitary sewer system improvements, as detailed in the report.

Mr. Novosad reviewed the City operations report and discussed associated cost increases.

Mr. Novosad 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. Novosad 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. Adame requested alternative ways for the District to provide temporary service in the interim, and discussion ensued. Ms. Harrington noted that a Payment in Lieu of Taxes provision in an out-of-District service agreement would be applicable for temporary services provided to the tract. The Board considered authorizing Director Millis to coordinate with ABHR, Blackline, and the City regarding potential options for temporary out-of-District service.

Mr. Novosad 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. Novosad provided an update regarding bond application no. 12.

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

Mr. Novosad updated the Board on the LWROA fence extension adjacent to Middle Bayou, stating that it has been installed.

Following review and discussion, Director Duffy moved to: (1) accept the engineer's report; and (2) authorize Director Millis to coordinate with ABHR, Blackline, and the City regarding potential options for temporary out-of-District service to the 8.7-acre tract along Crabb River Road. Director Knight 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.)

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 September 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)



Asst. Secretary, Board of Directors

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