

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116

January 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 January, 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 Duffy, thus constituting a quorum.

Also attending the meeting in person or via teleconference were Jonathan Wang of Lakes of Williams Ranch Owners Association ("LWROA"); David Bettminton with Alliance Residential ("Alliance"); David Beyer of Storm Water Solutions, LLC; Ryan Fortner of Revenue Management Services ("RMS"); Chase Eastland of Masterson Advisors LLC ("Masterson"); 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 Katie Carner and Kathryn Mercado of Allen Boone Humphries Robinson LLP ("ABHR").

Ms. Carner 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. Carner opened the meeting for public comments.

The Board discussed resident correspondence regarding an alert system for scheduled and non-scheduled maintenance on District facilities. Mr. Marriott discussed the current system for alerting residents of repairs. The Board concurred to table further discussion until later in the meeting.

There being no further comments from the public, Ms. Carner closed public comments.

CONSENT AGENDA

The minutes of the December 2, 2025, regular meeting, and consultant reports were provided in advance of the meeting. Director Matthews then moved to approve the following consent items: (1) the minutes of the December 2, 2025, regular meeting, as submitted; (2) financial and bookkeeping matters; (3) accept the disclosure statements as presented and authorize they be appropriately filed; (4) tax assessment and collection matters; (5) the City of Richmond (the "City") operations report; and (6) direct that, where appropriate, items are filed appropriately and retained in the District's official records. Director Knight 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.

2026 DIRECTORS ELECTION

ADOPT RESOLUTION DESIGNATING AN AGENT OF THE SECRETARY OF THE BOARD OF DIRECTORS DURING THE 2026 BOARD OF DIRECTORS ELECTION PERIOD

Ms. Carner discussed procedures related to the 2026 Directors Election. She reviewed a Resolution Designating an Agent of the Secretary of the Board of Directors During the 2026 Directors Election Period.

AUTHORIZE NOTICE OF DEADLINE TO FILE APPLICATIONS FOR PLACE ON THE BALLOT

Ms. Carner then reported on requirements to file a Notice of Deadline to File Applications for Place on the Ballot for the 2026 Directors Election.

APPROVE CONTRACT FOR ELECTION SERVICES WITH FORT BEND COUNTY

Ms. Carner discussed contracting with Fort Bend County to conduct the District's Directors Election, if necessary.

Following review and discussion, Director Millis moved to: (1) adopt a Resolution Designating an Agent of the Secretary of the Board During the 2026 Directors Election Period appointing Kathryn Mercado as the agent of the Secretary of the Board of Directors to perform the duties of the District's Directors Election; (2) authorize ABHR to post the appropriate notices regarding the Agent of the Secretary of the Board of Directors During the 2026 Directors Election period and the Notice of Deadline to File Application for Place on the Ballot for the 2026 Directors Election; and (3) approve a contract with Fort Bend

County to conduct the District's Directors Election, if necessary. Director Riley 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 year 7 annual report for the SWMP and a summary of the year 7 training and goals under the SWMP, copies of which are attached. He presented a utility bill insert regarding yard waste, hazardous waste, and pet waste, a copy of which is also attached.

Mr. Beyer began his training session with the Board and other consultants. He stated the topic of the year 7 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.

Mr. Beyer reported that the Texas Commission on Environmental Quality has completed the technical review of the permit application and SWMP and has made the preliminary decision to approve the District's permit.

Following review and discussion, Director Millis moved to approve the year 7 annual SWMP report and the public education materials, as proposed. Director Knight seconded the motion, which passed unanimously.

ENGINEER'S REPORT; ANNEXATION MATTERS; TEMPORARY WATER SERVICE

Mr. Tufail reviewed a revised Summary of Costs for bond application no. 12, a copy of which is attached to the engineering report. Ms. Eastland reviewed a No Growth Proforma Cash Flow Analysis: Series 2026 Bonds, a copy of which is attached. Discussion ensued regarding funding options for future projects, and the Board requested that Masterson coordinate with Blackline, MAC, and ABHR regarding funding options for the future projects to be presented at the February meeting.

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, stating that the contractor is completing final closeout items.

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 a 150-foot sanitary control easement will be needed for 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 and design of the bridge.

Mr. Tufail provided an update regarding the force main along Farm-to-Market Road 762, stating that design is underway.

Mr. Tufail provided an update on sanitary sewer lift station no. 5, stating that plans were submitted to the Texas Commission on Environmental Quality. Mr. Tufail noted that Blackline is awaiting design of the adjacent multi-family complex and that the lift station will be platted separately from the multi-family complex.

Mr. Tufail provided an update on the lift station no. 2 odor issues, stating that the project will be advertised for bids.

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. He stated that ABHR is coordinating with the City's manager and attorney to finalize an amended and restated wastewater treatment plant agreement.

The Board considered entering into an agreement with Alliance Realty Partners, LLC and the City for temporary out-of-District water services and payment in lieu of taxes. Mr. Tufail recommended that the District request the City annex the 78.55-acre tract of land that includes 17.8 acres along Crabb River Road for multi-family development before agreeing to temporary out-of-District service. Mr. Bettminton reported that the City has executed the Developer Agreement with Alliance and stated that the expected completion date of the City's waterline is 2028.

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

Following review and discussion, Director Matthews moved to: (1) accept the engineer's report; and (2) authorize Blackline and ABHR to coordinate regarding the terms of the Temporary Out-of-District Service Agreement. Director Knight seconded the motion, which passed unanimously.

COORDINATION WITH HOMEOWNERS ASSOCIATIONS ("HOA")

Ms. Carner discussed the previously approved HOA Letter Agreements. She reported that the District has received fully executed Letter Agreements from Canyon Gate at the Brazos Owners Association ("CGBOA") and LWROA, stating that the contribution checks for CGBOA and LWROA will be released. Ms. Carner noted that the contribution

check for Brazos Gardens Homeowners Association will be released upon receipt of their fully executed Letter Agreement.

The Board reviewed documentation provided by LWROA pursuant to the current Donation and Maintenance Agreement between the District and LWROA. Following discussion, Director Knight moved to approve the annual reimbursement of \$8,600.00 to LWROA, pursuant to the Donation and Maintenance Agreement. Director Matthews seconded the motion, which passed unanimously.

ADDITIONAL FINANCIAL AND BOOKKEEPING MATTERS

Ms. Mihills reviewed highlights in the bookkeeping report. 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.

ANNUAL REPORT REGARDING POST-ISSUANCE COMPLIANCE POLICY

Ms. Carner reported on the District's compliance activities during the prior calendar year related to bond financing. She stated that no corrective action is required at this time.

INSURANCE POLICIES

The Board reviewed the renewal insurance proposal from McDonald & Wessendorff ("M&W"). Following review and discussion, Director Millis moved to renew the District's insurance with M&W. Director Knight 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 91.15%.

Mr. Marriott reported that the hospital's eight inch meters were tested and were shown to need necessary repairs. He stated that Southern Flow Meter is scheduled to complete the repairs on the two meters next week at an estimated total cost of \$3,000.00.

Director Riley left the meeting.

Mr. Marriott reported that the installation of the eleven residential smart meters is close to completion. He stated that Si will upload the Beacon software to the system and will coordinate with the eleven residents regarding registration for the Eye on Water Application.

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 Matthews moved to: (1) approve the operator's report; and (2) authorize termination of delinquent accounts, in accordance with the District's Rate Order. Director Knight seconded the motion, which passed unanimously.

GROUNDWATER REDUCTION PLAN ("GRP") PARTICIPATION AGREEMENT

Ms. Carner reported that ABHR is awaiting an update from the City regarding proposed amendment of the GRP Participation Agreement.

PARK AND RECREATIONAL FACILITY MATTERS

There was no discussion on this agenda item.

DISTRICT WEBSITE AND COMMUNICATION MATTERS

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

Further discussion ensued regarding notifications for scheduled and unscheduled repairs to District facilities, and the Board directed Si and Touchstone to coordinate regarding parameters and verbiage for automated notifications moving forward.

The Board directed Touchstone to research options to conduct a park facilities survey with the residents and to coordinate with Director Knight regarding specifics.

ANNUAL CYBERSECURITY AND ARTIFICIAL INTELLIGENCE TRAINING

There was no discussion on this agenda item.

The Board concurred to hold the next meeting on February 3, 2026, 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

LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Bookkeeper's report	2
Tax assessor/collector's report and delinquent tax roll	2
City of Richmond operations report	2
SWMP Year 7 annual report and summary of year 7 training and goals	3
Utility bill insert	3
No Growth Proforma Cash Flow Analysis: Series 2026 Bonds	3
Engineer's report	3
Operator's report	5
Website and communications report	6