

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116

May 6, 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 6th day of May, 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 except Director Millis, thus constituting a quorum. Director Millis called into the meeting by telephone but did not participate in deliberations or voting, pursuant to the Texas Open Meetings Act.

Also attending the meeting in person or via teleconference were Jonathan Wang, president of the Lakes of Williams Ranch Owners Association ("LWROA") ; Lucy Singh and Omoniyi Akendoju of Dhanani Private Equity Group, Inc.; Reagan Booth and Hunter Bigelow of Trammell Crow Residential; Sara Burson of Accurate Meter & Supply ("Accurate"); David Adame of Alliance Residential ("Alliance"); Daenon Russell 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 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 April 1, 2025, regular meeting, and consultant reports were provided in advance of the meeting. After discussion, Director Knight moved to approve the following consent items: (1) the minutes of the April 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 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.

ADDITIONAL FINANCIAL AND BOOKKEEPING MATTERS

Ms. Mihills reviewed highlights in the bookkeeping report.

Director Riley joined the meeting.

Ms. Harrington stated that the Board must appoint an Association of Water Board Director ("AWBD") voting member for the summer conference.

Ms. Mihills reviewed the Travel Reimbursement Guidelines and Director Expenses (the "Guidelines") for the AWBD summer conference.

Following discussion, Director Duffy moved to: (1) to appoint Director Matthews as the voting member for the AWBD summer conference; and (2) approve up to four per diems, three hotel nights and reasonable meals for each director attending the AWBD summer conference, all to be submitted in accordance with the District's Guidelines. Director Knight seconded the motion, which passed unanimously.

The Board took no action on amending the District's budget.

ADDITIONAL TAX ASSESSMENT AND COLLECTION MATTERS

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

REVENUE MANAGEMENT SERVICES

There was no discussion on this matter.

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 87.42%.

Mr. Marriott then reviewed the Consumer Confidence Report ("CCR") with the Board, a copy of which is attached to the operator's report. He reported that the District's

drinking water is regulated by the Texas Commission on Environmental Quality ("TCEQ") to ensure the water is meeting all of the requirements as stated in the Federal Drinking Water Standards, which also requires the District to provide a CCR to residents in the District regarding the status of the drinking water. Mr. Marriott reported that the CCR will be provided with this month's utility bill. Ms. Russell stated that Touchstone will post the CCR 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) approve the CCR and authorize the operator to mail a copy of the CCR with the District's water bills; (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.

Ms. Burson provided an update regarding the installation of commercial smart meters.

ENGINEER'S REPORT

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 stated that the contractor was provided with results of geotechnical boring for area soils. Mr. Tufail reported that the projected substantial completion date is July 4, 2025.

Mr. Tufail provided an update regarding the lift station no. 2 emergency repairs. He stated that the project is substantially complete.

Mr. Tufail provided an update regarding water plant no. 2. He reviewed an exhibit of the proposal sanitary control easement and buffer, a copy of which is attached to the engineer's report.

Mr. Tufail 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. Tufail stated that Blackline is finalizing the exhibit which will then be transmitted to Si.

Mr. Tufail provided an update regarding the Crabb River Road water line loop, stating that design is underway.

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 underway. Mr. Tufail reported that the Texas Department of Transportation ("TxDOT") will require traffic signal improvements to the intersection of Tara Road and Crabb River Road and will require a commercial driveway at the lift station roadway. He stated that Blackline is coordinating with ABHR regarding the required documentation.

Mr. Tufail provided an update regarding the sanitary sewer inspection. He reported that the scope includes all District sanitary lines twenty years and older. Mr. Tufail stated that bids for the project are due on May 29, 2025.

Mr. Tufail requested Board authorization to prepare a summary of costs for bond application no. 12.

Mr. Tufail provided an update regarding the City's recent re-rating of the Wastewater Treatment Plant permit. Ms. Harrington stated she will follow up with the City's attorney to finalize the pending updates to the existing wastewater treatment plant agreement. Mr. Tufail reported that Blackline has requested additional information from the City regarding potential utilization of grey water for landscaping needs throughout the District.

Mr. Tufail and Ms. Harrington provided an update regarding the pending land conveyances for the trail system. Mr. Tufail reviewed exhibits for off-site acquisition tracts, a copy of which is attached to the engineer's report. 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. The Board considered submitting a letter of support for the County's grant application.

Mr. Tufail discussed the pending request from the LWROA to extend the wrought iron fence on the drainage channel located on Sansbury Boulevard. He reported that Blackline and ABHR are coordinating with LWROA to include the fence extension in the pending Maintenance Agreement with the District.

Mr. Tufail discussed a 6-acre potential development between Los Puentes Office Park and Canyon Gate at the Brazos along Highway 59. He stated that the developer is requesting the District relocate the existing water and sanitary sewer lines within the tract to assist with development.

Mr. Tufail and Ms. Harrington provided an update on the pending annexation of a 78.55-acre tract of land that includes 17.8 acres along Crabb River Road for multi-family development.

Mr. Tufail and Ms. Harrington provided an update on the pending annexation of an 8.7-acre tract along FM 762 and Williams Way for multi-family development.

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

Mr. Tufail stated that Blackline is preparing a 5-year update to the District Capital Improvement Plan.

Following review and discussion, Director Duffy moved to: (1) accept the engineer's report; (2) authorize Blackline to prepare a summary of costs for bond application no. 12; and (3) approve the letter of support for the County's trail grant application. Director Matthews seconded the motion, which passed unanimously.

SUPPLEMENTAL AGENDA, INCLUDING REQUEST FOR DISTRICT CONTRIBUTION

Mr. Wang presented a proposal in the estimated amount of \$9,200, submitted by Fall Landscape to LWROA to trim the trees along Grand Estates Drive from Sansbury Boulevard to US 59 Frontage Road. A copy of the proposal is attached. Following discussion, the Board directed Si to request a quote from Yellowstone Landscape for trimming of the same trees.

Mr. Wang then presented a proposal in the amount of \$80,343.00, submitted by LWROA, for the installation of 30 streetlights along Sansbury Boulevard between Grand Estates Drive and Williams Way Boulevard. A copy of the proposal is attached.

Following discussion, Director Duffy moved to: (1) approve the lowest priced proposal submitted by either Fall Landscape or Yellowstone for trimming of the trees, with the work to be subcontracted through Si; and (2) approve reimbursement of up to \$80,340 to the LWROA for the cost to install 30 streetlights, subject to LWROA and/or other homeowners associations being the account holder(s) for the streetlights and paying the related electricity expenses. Director Matthews seconded the motion, which passed unanimously.

ANNEXATION PETITIONS

Ms. Harrington further updated the Board regarding the pending annexation of the 8.74-acre tract for multi-family development. She stated that Alliance has requested a letter of assurance from the District since Alliance will be closing on the property prior to the tract being annexed into the District.

Following discussion, Director Matthews moved to authorize ABHR to draft and transmit a letter of assurance to Alliance regarding the District's intent to annex the 8.74-

acre tract upon receiving City consent for the annexation. Director Knight seconded the motion, which passed unanimously.

DISTRICT WEBSITE AND COMMUNICATION MATTERS

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

CONVENE IN EXECUTIVE SESSION

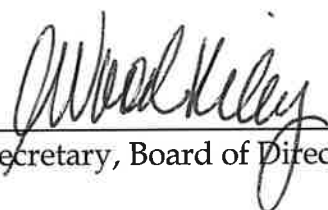
The Board did not convene in executive session.

The Board concurred to hold the next meeting on June 3, 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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