MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116

July 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 July, 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, thus constituting a quorum.

Also attending the meeting in person or via teleconference were Andronic Harding, Mark Lambert, and Mary Mays, residents of the District; Jennifer Hicks of Accurate Meter & Supply ("Accurate"); Don Janssen and Wende Buckley of PCD Ltd. ("PCD"); Reagan Booth of Trammell Crow Residential ("Trammell Crow"); Kelly Gard of KGA/DeForest Design, LLC ("KGA"); Simon 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 June 2, 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 June 2, 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 Millis 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.

ADDITIONAL FINANCIAL AND BOOKKEEPING MATTERS

Ms. Mihills reviewed highlights in the bookkeeping report and requested approval of additional check no. 9333 in the amount of $900.00, payable to Revenue Management Services.

Director Riley joined the meeting.

The Board discussed the Association of Water Board Directors ("AWBD") summer conference and considered approving reimbursement of eligible expenses and authorizing attendance at the AWBD winter conference.

Following discussion, Director Millis moved to: (1) approve check no. 9333; (2) approve reimbursement of all eligible expenses for Directors who attended the summer conference, which the District's bookkeeper confirmed are in compliance with the District's Travel Reimbursement Guidelines; and (3) authorize attendance of any interested Directors at the winter conference. 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.

REVENUE MANAGEMENT SERVICES

There was no discussion on this agenda item.

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 96.60%.

Mr. Marriott stated that a letter was sent former customers notifying them that they are eligible for a refund for inadvertent surface water fee overcharges. He discussed procedures related to providing the refund to former customers, as detailed in the letter.

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

PROPOSAL FROM ACCURATE METER FOR INSTALLATION OF SMART METERS

Ms. Hicks discussed general statistics regarding smart meters.

Ms. Harding reported that the Eye On Water application provided a leak alert but a private plumber inspected the residence and did not detect any leaks.

Discussion ensued regarding the potential installation of smart meters throughout the District and associated costs.

Mr. Lambert stated that he is a participant in the smart meter trial program. Ms. Hicks confirmed that Mr. Lambert has not signed up for the Eye On Water application, and Mr. Marriott stated that he will provide the information to set up the account.

Mr. VanDyk discussed implementing a communications plan regarding the installation of smart meters. The Board concurred for Directors Millis and Knight to serve as the District's communications committee and for them to meet with Si, Blackline, Touchstone, and Ms. Hicks to discuss phased installation of smart meters and related communications to District customers. The Board authorized Blackline to prepare a Gis-based map showing the relative age of existing meters in the District.

INTERLOCAL AGREEMENT WITH FORT BEND SUBSIDENCE DISTRICT

The Board reviewed an Interlocal Agreement with Fort Bend Subsidence District for the Water Conservation Education Program for the 2026-2027 school year (the "Interlocal Agreement"). After discussion, Director Millis moved to approve the Interlocal Agreement. Director Duffy seconded the motion, which passed unanimously.

CONSIDER SERVICE, TAXATION, JURISDICTIONAL AND OTHER MATTERS RELATING TO APPROXIMATELY 2-ACRE TRACT AND ANNEXATION AND EXCLUSION MATTERS

Ms. Harrington discussed a potential land swap involving simultaneous removal of the 2.26-acre River Pointe Church tract from the District and annexation of the 78.55-

acre tract into the District. After discussion, Director Duffy moved to authorize Blackline to prepare the metes and bounds for the 2.26-acre tract, and to move forward with procedures associated with the land swap. Director Knight seconded the motion, which passed unanimously.

ENGINEER'S REPORT; ANNEXATION MATTERS; TEMPORARY WATER SERVICE

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

Mr. Tufail 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. Tufail provided an update regarding the Crabb River Road water line loop and force main along Farm-to-Market 762, stating that Blackline is finalizing design plans for agency review.

Mr. Tufail provided an update on sanitary sewer lift station no. 5, noting that Blackline is awaiting design of the adjacent multi-family complex. Discussion ensued regarding the Texas Commission on Environmental Quality ("TCEQ") sewer plant rating requirements.

Mr. Tufail provided an update on the lift station no. 2 odor issues, noting that Blackline is addressing agency comments and he anticipates that bids will be presented at the August meeting. Ms. Mays reported that the odor emitting from the lift station has increased in the last two weeks. Mr. Marriott stated that Si will investigate options for mitigating the increased smell.

Mr. Tufail updated the Board on the lift station no. 1 natural gas generator addition. He stated that Blackline is coordinating with Worldwide Power and is commencing plan preparation.

Mr. Tufail provided an update regarding the City's recent re-rating of the Wastewater Treatment Plant. Ms. Harrington stated that ABHR is coordinating with the City's manager and attorney to finalize the Second Amended and Restated Regional Wastewater Treatment Plant Agreement.

Mr. Tufail provided an update regarding the Richmond South wastewater treatment plant ("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. Tufail provided an update regarding bond application no. 12.

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

Mr. Tufail stated that Blackline and Si inspected District facilities on June 18, 2026, noting that Blackline is preparing a summary report of the findings.

Mr. Tufail stated that the City is interested in acquiring a portion of the waterline along Williams Way north of the WWTP entrance drive to Rabbs Bayou. Discussion ensued.

Following review and discussion, Director Duffy moved to accept the engineer's report. Director Matthews seconded the motion, which passed unanimously.

FIRST AMENDMENT TO GROUNDWATER REDUCTION PLAN ("GRP") PARTICIPATION AGREEMENT

Ms. Harrington updated the Board on the First Amendment to GRP Participation Agreement.

TEMPORARY OUT-OF-DISTRICT SERVICE

Ms. Harrington updated the Board on the Temporary Water Service Agreement between the District and the City.

Ms. Harrington updated the Board on the Temporary Water Service Agreement between the District and Alliance Residential ("Alliance"), noting that the agreement will include tax surrogate payments by Alliance to the District.

PARK AND RECREATIONAL FACILITY MATTERS

Mr. Gard reviewed the landscape architect report, a copy of which is attached.

Mr. Gard presented the revised Phase 1 trail exhibit and Opinion of Probable Cost, copies of which are attached to the landscape architect report.

Directors Duffy and Riley left the meeting.

Ms. Mays, Ms. Harding, and Mr. Lambert discussed concerns regarding potential public access from the proposed trail system into the gated sections of Canyon Gate at the Brazos. It was noted that the District's trail plan includes fencing open areas along Rabbs Bayou adjacent to Canyon Gate at the Brazos.

Following review and discussion, Director Millis moved to authorize KGA to prepare a design proposal for the proposed trail system. Director Knight seconded the motion, which passed unanimously.

DISTRICT WEBSITE AND COMMUNICATION MATTERS

Mr. VanDyk reviewed Touchstone's monthly communications report, a copy of which is attached. Discussion ensued regarding election-related website posting requirements.

The Board concurred to hold the next meeting on August 4, 2026, at 12:00 p.m.

CONVENE IN EXECUTIVE SESSION

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)

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116
TEXAS

LIST OF ATTACHMENTS TO MINUTES