

MINUTES  
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116

February 3, 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 3rd day of February, 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 Chantelle Mayo, general manager of Canyon Gate at the Brazos Owners Association ("CGBOA"); David Bettminton with Alliance Realty Partners, LLC ("Alliance"); Reagan Booth and Hunter Bigelow of Trammell Crow Residential ("Trammell Crow"); 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 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 January 6, 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 January 6, 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; (5) the 2026 District Information Kit and

posting of same on the District's website, subject to finalization; 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 3-0, with Director Millis being absent for 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.

#### 2026 DIRECTORS ELECTION

##### ORDER CALLING DIRECTORS ELECTION

Ms. Harrington discussed procedures related to the 2026 Directors Election. She reviewed an Order Calling Directors Election.

##### NOTICE OF ELECTION

Ms. Harrington then discussed that Notice of Election may be required to be posted or published and provided to the County Clerk and Voter Registrar of Fort Bend County.

Director Millis joined the meeting.

Following discussion, Director Knight moved to (1) adopt the Order Calling Directors Election; (2) authorize the Secretary's agent to post or publish and provide to the County Clerk and Voter Registrar Notice of Election, if required; and (3) direct that the Order and Notice be filed appropriately and retained in the District's official records. Director Riley seconded the motion, which passed unanimously.

#### ENGINEERING MATTERS, INCLUDING UPDATE ON BOND APPLICATION NO. 12 AND REVIEW FINANCING CONSIDERATIONS

Ms. Eastland reviewed 2026 Bond Scenarios and discussion ensued. Copies of the scenarios are attached. Following review and discussion, Director Knight directed Blackline to refine bond application no. 12 based on the \$15,645,000 scenario. Director Millis seconded the motion, which passed unanimously.

#### ADDITIONAL FINANCIAL AND BOOKKEEPING MATTERS

Ms. Mihills reviewed highlights in the bookkeeping report.

The Board discussed the Association of Water Board Directors winter conference. The Board then considered authorizing attendance at the summer conference.

The Board reviewed correspondence from Fort Bend Subsidence District regarding an increase of \$2.00 per kit for the water conservation school program, effective January 1, 2026. Ms. Harrington noted that the \$38.00-per-kit price in the previously executed Interlocal Agreement will be honored during the current school year.

After review and discussion, Director Millis moved to approve reimbursement of all eligible expenses for Directors who attended the winter conference, which the bookkeeper confirmed were submitted in accordance with the District's Travel Reimbursement Guidelines, and authorize attendance of any interested Directors at the summer conference. Director Matthews 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.

#### ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2026 TAX YEAR

The Board considered the District's 2026 tax rate. Ms. Harrington discussed the "truth-in-taxation" property tax calculations and tax levy process for water districts and stated that Chapter 49 of the Texas Water Code establishes three main categories for water districts, based on a district's development status and/or tax rate. She reviewed the definitions for each of the three categories and said the Board must annually determine the District's category for that tax year and follow the associated notice and levy provisions in the Texas Water Code.

Discussion ensued regarding the District's development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developed District for the 2026 tax year.

#### ADOPT RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

The Board considered adopting a Resolution Regarding Exemptions from Taxation. Ms. Mata discussed the optional exemptions, including a general residential homestead exemption and a homestead exemption for disabled person or persons over 65 years of age and reviewed an exemption analysis, a copy of which is attached.

Following review and discussion, Director Millis moved to: (1) adopt a Resolution Regarding Development Status for 2026 Tax Year establishing the District as a Developed District for the 2026 tax year, pursuant to Section 49.23602, Texas Water Code, and direct that the Resolution be filed appropriately and retained in the District's official records;

and (2) adopt the Resolution Concerning Exemptions from Taxation providing for a \$30,000 exemption for persons who are over 65 or disabled and a 20% general residential homestead exemption. Director Knight seconded the motion, which passed unanimously. The Board concurred for Touchstone to include a post regarding the 2026 tax exemptions on the District's website.

#### REVENUE MANAGEMENT SERVICES

There was no discussion on this agenda item.

#### OPERATOR'S REPORT

Mr. Marriott updated the Board regarding the installation of eleven residential smart meters for the trial program. The Board directed Si and Touchstone to contact the participants to gather data on the trial period to be presented at the May meeting.

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 92.46%.

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 Knight seconded the motion, which passed unanimously.

#### ENGINEER'S REPORT; ANNEXATION MATTERS; TEMPORARY WATER SERVICE; GROUNDWATER REDUCTION PLAN ("GRP") PARTICIPATION AGREEMENT

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 presented and recommended approval of Pay Estimate No. 6 in the amount of \$51,383.85, payable to Republic Masonry & Fencing, LLC ("Republic"). Following review and discussion, Director Matthews moved to approve Pay Estimate No. 6 in the amount of \$51,383.85, payable to Republic. Director Knight seconded the motion, which passed 3-0, with Director Millis abstaining from the vote.

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 Blackline has prepared an exhibit showing the sanitary control easements that need to be acquired.

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, noting 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. He reported that the electrical design is underway, and 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. Ms. Harrington stated that ABHR is coordinating with the City's manager and attorney to finalize an amended and restated wastewater treatment plant agreement.

Ms. Harrington reported that she is awaiting an update from the City regarding proposed amendment of the GRP Participation Agreement. She noted that the City is coordinating with an outside consultant to prepare a cost analysis regarding the District's cost for annexation tract connections.

Ms. Harrington discussed the proposed Temporary Out-of-District Service Agreement with Alliance. Mr. Bettminton reported that the City is bidding the waterline extension and that construction is anticipated to begin November 2026 and commence July 2027. He stated that Alliance would need temporary service for approximately one year. Following discussion, the Board directed ABHR to draft the Temporary Out-of-Service Agreement with Alliance.

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

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

PARK AND RECREATIONAL FACILITY MATTERS

Director Knight stated he will reach out to CGBOA regarding the proposed trail.

DISTRICT WEBSITE AND COMMUNICATION MATTERS

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

ANNUAL CYBERSECURITY AND ARTIFICIAL INTELLIGENCE TRAINING

There was no discussion on this agenda item.

The Board concurred to hold the next meeting on March 3, 2026, at 12:00 p.m.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.

  
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Secretary, Board of Directors

(SEAL)



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