

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116

July 1, 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 1st day of July, 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 Directors Millis and Riley, thus constituting a quorum.

Also attending the meeting in person or via teleconference were Andronic Harding of the Canyon Gate at the Brazos Owners Association ("CGBOA"); Chantelle Mayo, general manager of CGBOA; Ryan Fortner of Revenue Management Services ("RMS"); Isabel Mata of Wheeler & Associates, Inc.; Mary Ann Mihills of Municipal Accounts & Consulting LP; Kellie McCubbin of Si Environmental LLC ("Si"); Asim Tufail 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. There being no comments from the public, Ms. Carner closed public comments.

CONSENT AGENDA

The minutes of the June 3, 2025, regular meeting, and consultant reports were provided in advance of the meeting. After discussion, Director Matthews moved to approve the following consent items: (1) the minutes of the June 3, 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 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.

CONTRIBUTION TOWARDS STREETLIGHTS

There was no discussion on this matter.

ADDITIONAL FINANCIAL AND BOOKKEEPING MATTERS

Ms. Mihills reviewed highlights in the bookkeeping report.

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 Knight moved to: (1) 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 (2) authorize attendance of any interested Directors at the winter conference. Director Matthews seconded the motion, which passed unanimously.

ADDITIONAL TAX ASSESSMENT AND COLLECTION MATTERS

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

ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2025 TAX YEAR

The Board considered the District’s 2025 tax rate. Ms. Carner 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 2025 tax year.

Following discussion, Director Duffy moved to adopt a Resolution Regarding Development Status for 2025 Tax Year establishing the District as a Developed District for the 2025 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. Director Knight seconded the motion, which passed unanimously.

RESOLUTION NOMINATING CANDIDATE FOR BOARD OF DIRECTOR ELECTION FOR FORT BEND CENTRAL APPRAISAL DISTRICT ("FBCAD")

Ms. Carner stated the Board has the opportunity to nominate a candidate for the FBCAD Board. Following discussion, the Board concurred to take no action on this item.

OPERATOR'S REPORT

Ms. McCubbin 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. She stated the water accountability for the last billing period was 92.08%.

Ms. McCubbin 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) authorize termination of delinquent accounts, in accordance with the District's Rate Order; and (3) direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Matthews seconded the motion, which passed unanimously.

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 water plant no. 2, stating that design is underway.

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 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. 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 on hold pending the City's determination regarding water and sewer service to the tracts located on Crabb River Road.

Mr. Tufail provided an update regarding the sanitary sewer system improvements.

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.

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 a new developer is investigating site development.

Mr. Tufail provided an update on the pending annexation of an 8.7-acre tract along FM 762 and Williams Way for multi-family development. He reported that the City is interested in serving the tract and has requested utility information from the District.

Mr. Tufail 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. He reported that the City is interested in serving the tract and has requested utility information from the District.

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.

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

GROUNDWATER REDUCTION PLAN PARTICIPATION AGREEMENT

There was no discussion on this matter.

ANNEXATION MATTERS

There was no further discussion on this matter.

PARK AND RECREATIONAL FACILITY MATTERS

Ms. Carner provided an update regarding the pending land conveyances for the trail system. She reported that the CGBOA has tabled discussion of conveyance of the tracts location on Rabbs Bayou to the District for the trail project until next year.

Ms. Carner 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.

DISTRICT WEBSITE AND COMMUNICATION MATTERS

The Board reviewed Touchstone's monthly communications report, a copy of which is attached.

REPORT ON LEGISLATIVE MATTERS

Ms. Carner reviewed a report prepared by ABHR regarding legislative matters pertaining to the 89th Regular Session of the Texas Legislature.

CONVENE IN EXECUTIVE SESSION

The Board did not convene in executive session.

PUBLIC COMMENTS, CONTINUED

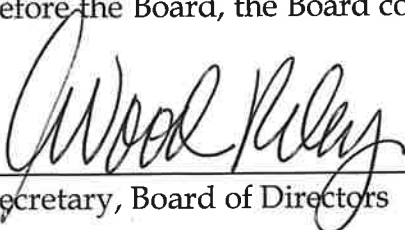
Ms. Harding requested information regarding the pending trail system and the installation of commercial smart meters. Mr. Tufail stated that there have been no updates to the original park plan. Ms. McCubbin requested that Ms. Harding coordinate with Si regarding the smart meters.

The Board concurred to hold the next meeting on August 5, 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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