MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116

August 4, 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 4th day of August, 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 except Director Millis, thus constituting a quorum.

Also attending the meeting in person or via teleconference were Chantelle Mayo, general manager of Canyon Gate at the Brazos Homeowners Association ("CGBOA"); Andronic Harding, a resident of the District; Steve Bonjonia of Property Acquisition Services, LLC ("PAS"); Don Janssen and Wende Buckley of PCD Ltd. ("PCD"); Reagan Booth of Trammell Crow Residential ("Trammell Crow"); Chase Eastland and Sandra Lopez Masterson Advisors LLC; Ryan Fortner of Revenue Management Services ("RMS"); 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 July 7, 2026, regular meeting, and consultant reports were provided in advance of the meeting. The Board considered including an item on the September agenda regarding water terminations for delinquent tax accounts. Director Duffy moved to approve the following consent items: (1) the minutes of the July 7, 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 Matthews seconded the motion, which passed unanimously. Copies of all reports approved as part of the consent agenda are attached.

The Board requested that ABHR include an item on the September agenda for water terminations for delinquent tax accounts.

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.

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.

DISCUSS 2026 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

Ms. Eastland distributed and reviewed debt service tax rate analyses, copies of which are attached. Discussion ensued and the Board determined to publish notice of the 2026 tax rate at $0.69. Ms. Eastland discussed the two-step process for setting the District's tax rate.

Director Riley joined the meeting.

Following review and discussion, Director Duffy moved to: (1) set the public hearing date for September 1, 2026; and (2) authorize the tax assessor/collector to publish notice in the *Fort Bend Herald* of the District's meeting on September 1, 2026, to set the proposed 2026 total tax rate of $0.69 per $100 of assessed valuation. Director Matthews seconded the motion, which passed unanimously.

REVIEW FIRE PROTECTION FEE INCREASE AND AMEND RATE ORDER

The Board reviewed a notice of fire protection fee increase from the City of Richmond, a copy of which is attached. The Board deferred amending the Rate Order.

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 94.40%.

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 Dallas 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.

PROPOSAL FROM ACCURATE METER FOR INSTALLATION OF SMART METERS

There was no discussion on this agenda item.

CONSIDER SERVICE, TAXATION, JURISDICTIONAL AND OTHER MATTERS RELATING TO APPROXIMATELY 2-ACRE TRACT; 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. Mr. Tufail noted that a survey of the 2.26-acre tract is being prepared.

ENGINEER'S REPORT; TEMPORARY WATER SERVICE

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

Mr. Pachlhofer 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. He noted that the plat use is changing from the old wastewater treatment plant ("WWTP") site to water plant no. 2.

Mr. Pachlhofer provided an update regarding the Crabb River Road water line loop and force main along Farm-to-Market 762 ("FM 762"), stating that Blackline is finalizing design plans for agency review, to be submitted this week.

Mr. Pachlhofer provided an update on sanitary sewer lift station no. 5, noting that Blackline is awaiting design of the adjacent multi-family complex to complete construction plans for final grading, internal storm sewer system connection, and detention capacity.

Mr. Pachlhofer provided an update on the lift station no. 2 odor issues, noting that Blackline is addressing agency comments and anticipates resubmittal in two weeks.

Mr. Pachlhofer 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 construction plans and bid document preparation.

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

Mr. Pachlhofer provided an update regarding the Richmond South 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. Pachlhofer provided an update regarding bond application no. 12. Discussion ensued and the Board requested that the engineer and financial advisor present additional bond sizing options at the next meeting.

Mr. Pachlhofer reported on the GIS System, stating that the latest work orders have been submitted and that Blackline is preparing a "heat map" to identify aging water meters.

Mr. Pachlhofer reviewed the District facilities inspection and evaluation findings.

Mr. Pachlhofer reviewed an exhibit regarding the City's interest in acquiring a portion of the waterline along Williams Way north of the WWTP entrance drive to Rabbs Bayou. Discussion ensued.

Mr. Pachlhofer reported that Blackline is corresponding with the Texas Department of Transportation regarding issues that could arise from the Grand Parkway 99 flyover project.

Following review and discussion, Director Duffy moved to accept the engineer's report. Director Riley seconded the motion, which passed unanimously. The Board did not adopt a Resolution Authorizing Application to the Texas Commission on Environmental Quality for Approval of Project and Bonds and Surplus Funds.

EASEMENT ACQUISITION MATTERS

Mr. Bonjonia reviewed a proposal from PAS in the amount of $4,000.00 per easement acquisition and a $750.00 title curative fee per easement, if required, for property acquisition services. A copy of the proposal is attached. The Board considered authorizing PAS to obtain an appraisal for the church property in an amount not to exceed $5,000.00. Discussion ensued and the Board considered authorizing Director Duffy to coordinate with PAS regarding the initial offer and counter offer.

Following review and discussion, Director Matthews moved to: (1) approve the proposal from PAS in the amount of $4,000.00 per easement acquisition and a $750.00 title curative fee per easement for property acquisition services related to the easements needed for the waterline loop project; (2) authorize PAS to obtain an appraisal on the church property in an amount not to exceed $5,000.00; and (3) authorize Director Duffy to coordinate with PAS regarding offers. Director Knight 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 a design proposal for the Phase 1 Trail and Security Improvements in the amount of $279,00.00, a copy of which is attached to the landscape architect report.

Following review and discussion, Director Knight moved to: (1) approve the landscape architect report; and (2) approve the design proposal in the amount of $279,000.00. Director Duffy seconded the motion, which passed unanimously.

Ms. Mayo requested that the final designs be provided to the CGBOA Board for review before construction begins.

DISTRICT WEBSITE AND COMMUNICATION MATTERS

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

Mr. VanDyk then reviewed a draft Smart Meter Communications Plan.

Discussion ensued regarding the Association of Water Board Directors MUDS4Texas initiative. Mr. VanDyk reported that an action plan is being created and will be provided to districts once available.

REVENUE MANAGEMENT SERVICES

Mr. Fortner presented and reviewed a Q3 ("Third Quarter") Strategic Partnership Agreement Audit, a copy of which is attached. He reported that RMS has requested a cumulative total report from the Comptroller to be submitted to the City in connection with RMS's efforts to recover sales tax revenue owed to the District. After review and discussion, Director Matthews moved to accept the Third Quarter Strategic Partnership Agreement Audit. Director Riley seconded the motion, which passed unanimously.

CONVENE IN EXECUTIVE SESSION

The Board did not convene in executive session.

The Board concurred to hold the next meeting on September 1, 2026, at 12:00 p.m.

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