

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116

September 3, 2024

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 September, 2024, 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, thus constituting a quorum.

Also attending the meeting in person or via teleconference were Andronic Harding and Mark Lambert of Canyon Gate at the Brazos Owners Association; Lynn Franklin, a resident of the District; Kevin Polasek of Bowman; David Adame of Alliance Residential; Reagan Booth of Trammell Crow Residential; Chase Eastland of Masterson Advisors LLC; Ryan Fortner of Revenue Management Services; Angie Hartwell and 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 Blanton 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 August 6, 2024, regular meeting and consultant reports were provided in advance of the meeting. Ms. Harrington noted that ABHR has reached out to the homeowners associations regarding their annual contribution requests and is awaiting responses. Director Millis moved to approve the following consent items: (1) the minutes of the August 6, 2024, 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 requested Board authorization for additional check no. 8810 in the amount of \$9,497.74, payable to Fort Bend Levee Improvement District No. 11. Following review, Director Matthews moved to approve additional check no. 8810, as detailed above. Director Knight seconded the motion, which passed unanimously.

ADDITIONAL TAX ASSESSMENT AND COLLECTION MATTERS

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

CONDUCT PUBLIC HEARING REGARDING DISTRICT'S TAX RATE, ADOPT ORDER LEVYING TAXES, AND AUTHORIZE EXECUTION OF AMENDMENT TO INFORMATION FORM

Director Riley joined the meeting.

Ms. Eastland stated that notice was published of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2024 total tax rate of \$0.74.

Ms. Harrington opened the public hearing. There being no comments from the public, Ms. Harrington closed the public hearing.

Ms. Harrington presented an Order Levying Taxes reflecting the proposed 2024 tax rate. She then presented an Amendment to Information Form reflecting the tax rate and stated that the Amendment will be filed with the Texas Commission on Environmental Quality and recorded in the Official Public Records of Fort Bend County.

Following review and discussion, Director Matthews moved to: (1) adopt the Order Levying Taxes reflecting a total 2024 tax rate of \$0.72 per \$100 of assessed valuation, comprised of \$0.28 to pay debt service on water, sewer, and drainage bonds, and \$0.44 for operations and maintenance; (2) authorize execution of the Amendment to Information Form; and (3) direct that the Order and Amendment be filed appropriately and retained in the District's official records. Director Millis seconded the motion, which passed unanimously.

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 96.56%.

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; (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 Duffy seconded the motion, which passed unanimously.

The Board concurred to receive a presentation regarding smart meters from Accurate Meter at the next meeting.

ENGINEER'S REPORT; ANNEXATION MATTERS

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 project, stating that Blackline will rebid the project and present the Recommendation of Award at the October meeting.

Mr. Tufail provided an update regarding the City's recent re-rating of the Wastewater Treatment Plant permit. He reported that the previous plant rating was 0.95 million gallons per day ("MGD"), and the new plant rating is 1.22 MGD.

Ms. Harrington reported on pending updates to the Regional Wastewater Treatment Plant Agreement, noting that the connection counts and pro-rata shares need to be revised in addition to other updates. Ms. Harrington noted that she is in communication with the City's attorney regarding the agreement.

Mr. Tufail and Ms. Harrington provided an update regarding the pending land conveyances for the trail system.

Mr. Tufail provided an update regarding the re-evaluation of the District water supply system. He reported that Blackline is conducting a water system study to determine if the proposed location for water plant no. 2 addresses annexation options.

Mr. Tufail provided an update regarding the 9er's Restaurant located at 6430 Sansbury Road, stating that Blackline is awaiting final approved plans.

Mr. Tufail discussed the potential annexation of a 17.5-acre tract along Crabb River Road for multi-family development. He stated that the draft feasibility study is underway and requires further study of the sanitary sewer system impacts.

Mr. Tufail then discussed the potential annexation of an 8.7-acre tract along Farm-to-Market Road 762 and Williams Way for multi-family development. It was noted that the District is unable to provide water service to any potential annexed tracts unless or until a second water plant is constructed. Mr. Adame requested information regarding connection counts and available capacity, and discussion ensued.

Mr. Tufail requested authorization to obtain appraisals for the proposed water plant/lift station site and related facility sites.

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

Following review and discussion, Director Duffy moved to: (1) approve the engineer's report; and (2) authorize appraisals of the proposed water plant/lift station site and related facility sites. 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.

Ms. Hartwell requested Board authorization to send three text messages to residents and post an article on the District website regarding the upcoming shred and e-waste event being held on September 28, 2024, from 10:00 a.m. to 1:00 p.m.

Following discussion, Director Knight moved to approve the distribution of three text messages to residents and to post an article on the District website regarding the upcoming shred and e-waste event. Director Matthews 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 October 1, 2024, 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)



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