

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 116

November 1, 2022

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 2400, Houston, Texas, outside the boundaries of the District, on the 1st day of November, 2022, and the roll was called of the members of the Board:

Chad Millis	President
Dallas Duffy	Vice President
Angela Wood	Secretary
Kafi Dalcour	Assistant Secretary
Jesse Matthews	Assistant Vice President

and all of the above were present except Director Dalcour, thus constituting a quorum.

Also attending the meeting in person or by teleconference were Jessica Berrios of Dhanani Private Equity Group, Inc.; Chase Eastland of Masterson Advisors LLC; Angie Hartwell of Touchstone District Services; Isabel Mata of Wheeler & Associates, Inc.; Mary Ann Mihills of Municipal Accounts & Consulting LP; Rick Marriott of Si Environmental, LLC; Asim Tufail of Blackline Engineering, LLC; 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

There were no public comments.

CONSENT AGENDA

The minutes of the October 4, 2022, regular meeting and consultant reports were provided in advance of the meeting. Ms. Harrington reviewed a Resolution Regarding Annual Review of Investment Policy and stated there were no recommended amendments to the District's Policy. Ms. Harrington next reviewed a Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions. After discussion, Director Duffy moved to approve the following consent items: (1) the minutes of the October 4, 2022, regular meeting, as submitted; (2) District development matters; (3) financial and bookkeeping matters, including the Resolution Regarding Annual Review of Investment Policy and the Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions; (4) tax assessment and collection matters; (5) the City of Richmond

operations report; and (6) 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.

HOMEOWNERS' ASSOCIATION ("HOA") CONTRIBUTIONS

The Board reviewed a contribution request letter from Canyon Gate at the Brazos Owner's Association, a copy of which is attached. Ms. Harrington stated that the Brazos Gardens Homeowners Association and the Lakes of Williams Ranch Owners Association will be submitting proposals, and that no response was received from the Brazos Village Homeowners Association.

Ms. Eastland reviewed a 2022 Owners Association Pro Rata Share Analysis Summary Table prepared by the District's financial advisor, a copy of which is attached. The Board concurred to table this item until the next meeting.

GARBAGE COLLECTION AND RECYCLING SERVICES

Ms. Hartwell discussed the e-shred and recycling event hosted by the District on October 29, 2022. She stated that the e-shred truck did not arrive, and that multiple residents showed up with old electronics. Discussion ensued.

Ms. Harrington reviewed a letter from Texas Pride Disposal ("Texas Pride") requesting a rate increase for garbage and recycling collection, a copy of which is attached. She stated that Texas Pride is requesting an 11.6% increase due to a rise in cost and materials. Discussion ensued. No Board action was taken.

ADDITIONAL FINANCIAL AND BOOKKEEPING MATTERS

Ms. Mihills reviewed the District's expenses for the month of October, noting the annual energy consumption recap from Acclaim which is attached to the bookkeeping report. Ms. Harrington requested that Touchstone post the annual energy consumption recap on the District's website.

Ms. Mihills reviewed a draft budget for the fiscal year ending December 31, 2023, and requested comments from the Board and District's consultants seven days before the next meeting. Director Millis requested that Mr. Tufail revise the capital outlay line item to include the cost of fence replacement at District facilities.

Ms. Mihills stated that Director Matthews is requesting approval to attend a meeting regarding parks. The Board concurred to approve the request.

10-YEAR BUDGET FORECAST

The Board concurred to defer this matter until the next meeting.

ADDITIONAL TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Mata discussed the status of tax collections for the 2021 tax year.

REVENUE MANAGEMENT SERVICES

The Board concurred to defer this matter until the next meeting.

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 97.11%.

Mr. Marriott reviewed significant repairs and maintenance for Lift Station No. 3, noting that the Board previously approved the proposal at the March 1, 2022, meeting. He then reviewed dye testing results for certain sanitary sewer lines and discussed significant repairs and maintenance for Water Well Nos. 1 and 2.

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.

Mr. Marriott reported on the City of Richmond GRP fee increase from \$2.69 per 1,000 gallons to \$2.98 per 1,000 gallons. He stated that a formal notification was not sent out, and that the increase was noticed when reviewing the pumpage and billing report. Ms. Harrington noted that the current Rate Order will not need to be amended. Discussion ensued.

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, and 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.

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 Waterline Loop along FM 762, stating that the operator is addressing the punch list items found while conducting the one-year

maintenance inspection. He stated that Si has been informed and will address the cracked water valve box that is not within the contract scope.

Mr. Tufail provided an update regarding the construction of the Water and Sanitary Sewer Extensions near Williams Way and the City of Richmond Wastewater Treatment Plant. He stated that construction has been completed and the one-year acceptance date is August 9, 2023.

Mr. Tufail reviewed and recommended approval of Pay Estimate No. 5 in the amount of \$9,562.50 payable to McDonald Municipal and Industrial ("McDonald") for construction of the District-Wide Lift Station Modifications.

Mr. Tufail then discussed the plans and specifications for the water plant no. 1 fence repair. He stated that he prepared the bid package to include three different options of wooden fencing, precast concrete fencing, and single-wide concrete masonry. Director Millis recommended waiting until next year to bid the fencing project. Mr. Marriott stated that temporary repairs will need to be completed in the meantime.

Mr. Tufail provided an update regarding the trail system survey work, stating that the surveyor has not yet completed the metes and bounds.

Mr. Tufail stated that construction is underway at the Territory at Williams Way and the Tesla Dealership.

Mr. Tufail updated the Board on the Fort Bend County Road and Bridge Out-of-District Service Request. He then reported that Century Communities has expressed interest in annexing a tract into the District but is awaiting confirmation whether the City of Richmond will extend City services to the tract instead.

Ms. Harrington reported that the original agreement between the District and River Pointe Community Church ("River Pointe") is expiring soon. She stated that River Pointe is reaching out to the City of Richmond to confirm whether the City will consent to annexation of the tract into the District. Discussion ensued, and Mr. Tufail recommended conducting an audit of the District's connection count before considering whether to annex the tract.

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

After review and discussion, Director Duffy moved to: (1) approve the engineer's report; and (2) approve Pay Estimate No. 5 in the amount of \$9,562.50 payable to McDonald for the District-Wide Lift Station Modifications. Director Matthews seconded the motion, which passed unanimously.

PARK AND RECREATIONAL FACILITIES

Mr. Tufail and Ms. Harrington discussed the upcoming meeting with representatives of Canyon Gate at the Brazos Owners Association regarding the trail system and related land conveyance matters.

PHASE II SMALL MS4 GENERAL PERMIT AND STORM WATER MANAGEMENT PLAN ("SWMP")

There was no discussion regarding this matter.

DISTRICT WEBSITE AND COMMUNICATION MATTERS

Ms. Hartwell reviewed Touchstone's monthly communications report, a copy of which is attached.

Ms. Hartwell stated that notifications for the e-shred and recycling event and the November 1, 2022, Board meeting were posted on the District's website. She then stated that a "Vacation Watch" article will be posted to the District's website.

Ms. Hartwell updated the Board on the e-shred event hosted by the District on October 29, 2022.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.072, TEXAS GOVERNMENT CODE

The Board convened in executive session at 1:16 pm pursuant to Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease, or value of real property. ABHR was present.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION

The Board reconvened in open session at 1:46 p.m. No action was taken by the Board.

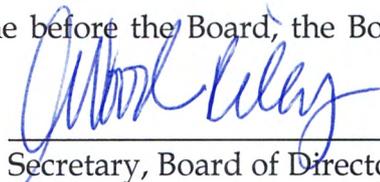
CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE

The Board did not convene in executive session pursuant to Section 551.071, Texas Government Code.

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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