

SUNBELT FRESH WATER SUPPLY DISTRICT
MINUTES OF MEETING OF BOARD OF DIRECTORS

March 5, 2026

The Board of Directors (individually referred to as "Directors," collectively, the "Board") of Sunbelt Fresh Water Supply District (the "District"), met in a regular session at 5:00 p.m. on Thursday, March 5, 2026, at 410 West Gulf Bank Road, Houston, Texas, pursuant to notice of said meeting posted in accordance with Chapter 551 of the Texas Government Code; whereupon the roll was called of the members of the Board, to-wit:

Nathan Wade	President
Sandra Jaramillo	Vice President
Elizabeth Santiago	Secretary
Lynda Powell	Assistant Secretary
Ruben Salazar	Director

All Board members were present, thus constituting a quorum. Also attending were Justin Edwards of A&S Engineers, Inc. ("Engineer" or "A&S"); Lonnie Wright and Claudia Garza of Municipal Operations and Consulting, Inc. ("Operator" or "MOC"); Elliot M. Barner and Nicholas L. Roberts, attorneys, of Radcliffe Adams Barner PLLC ("Attorney" or "RAB"); and Raymond Thomas, a member of the public.

The President, after finding that the notice of the meeting was posted as required by law and determining that a quorum of the Board was present, called the meeting to order at 5:03 p.m. and declared it open for such business as may regularly come before it.

PUBLIC COMMENT

The President then opened the meeting to public comment.

Mr. Raymond Thomas introduced himself to the Board and questioned the amount of the recent award of funds to the District by the Texas Water Development Board ("TWDB"), which was authorized in the most recent Legislative Session. The Board explained that such award was for replacement of certain water lines, including such lines in Mr. Thomas' subdivision, Heather Glen. Mr. Thomas also questioned the availability of water capacity for the Houston Food Bank development ("HFB"). The Board further explained that such water capacity does not come out of the Heather Glen Service Area ("Heather Glen") and that the District has sufficient water capacity to provide service to HFB.

As no further public comments were offered, the President directed the Board to proceed with the agenda.

MINUTES OF FEBRUARY 5, 2026 ENGINEERING & OPERATIONS MEETING

The President next directed the Board to consider the approval of the minutes of the meeting held on February 5, 2026. A brief discussion ensued.

Upon a **motion** by Director Santiago, seconded by Director Jaramillo, after full discussion and with all Directors present voting aye, the Board approved the minutes of February 5, 2026, with corrections.

OPERATOR'S REPORT

Mr. Wright presented the Operator's Report, a copy of which is available upon request, and reviewed with the Board the general operations, maintenance and repairs that occurred within the District, including water and wastewater operations and water accountability for the District's service areas.

Mr. Wright updated the Board on the status of water capacity, production, and ultrasonic leak detection in the Fairgreen-High Meadows Service Area ("Fairgreen").

Mr. Wright updated the Board regarding the Northline Terrace Service Area stating MOC was pulling bacteria samples for evaluation.

Mr. Wright updated the Board regarding the Oakwilde Service Area ("Oakwilde").

Mr. Wright next updated the Board regarding the Woodland Oaks Service Area ("Woodland Oaks"). Mr. Wright discussed with the Board the status of the refrigerator sampler for the Wastewater Treatment Plant ("WWTP"), the replacement of same and the various proposals regarding the installation of such replacement refrigerator sampler.

Mr. Wright then updated the Board regarding the District's billing software vendor, I3Verticals, LLC ("I3V"), formally known as AVR, Inc.. Mr. Wright discussed with the Board the status of transitioning the District's billing into MOC's billing system. Mr. Wright went on to explain that the proposed cost of providing the District with formatted data was initially in the amount of \$67,500 for all of the District's service areas and that MOC was able to convince I3V to reduce such costs to \$22,500. A discussion then ensued regarding the costs of such transition to MOC's billing software. Mr. Barner recommended that RAB review the services agreement with I3V and any correspondence from I3V related to the estimate of costs.

Mr. Wright went on to discuss with the Board various delinquent accounts that MOC would recommend be written off due to the number of days such accounts have not been paid. A discussion ensued and it was the consensus of the Board to write off such accounts according to the recommendation of MOC.

Mr. Wright next discussed with the Board a request for installation of "walk-up" window at the District's Office Building in order to reduce the number of customers in the lobby of such building. Mr. Wright noted that the one (1) window in the lobby of such building was not sufficient to efficiently service those customers that come into the Office Building to pay their water bill. Mr. Wright stated that MOC will agree to pay for the installation of such window. A discussion ensued, and it was the consensus of the Board that MOC proceed with obtaining estimates for contractors qualified to perform such installation.

Upon a **motion** by Director Jaramillo, seconded by Director Santiago, after full discussion and with all Directors present voting aye, the Board approved the Operator's Report, including:

1) payment of the costs associated with transitioning the District's billing into MOC's billing software, subject to confirmation by RAB that such payments are not in conflict with the District's agreements with I3V; and 2) authorize MOC to obtain estimates for installation of a "walk-up" window to the District's Office Building.

WATER CONSERVATION PLAN ("WCP")/DROUGHT CONTINGENCY PLAN ("DCP")

In response to a question, Mr. Barner then reminded the Board that this item is an annual agenda item and that unless the Operator or Engineer have recommendations for changes to the District's WCP and DCP, there is no action necessary on the WCP or DCP. Mr. Barner noted that the District is required to resubmit the WCP/DCP to the Texas Commission on Environmental Quality (the "TCEQ") and the TWDB every five (5) years, which was required in the calendar year 2025.

ENGINEER'S REPORT

Mr. Edwards presented to the Board the Engineer's Report, a copy of which is available upon request.

Fairgreen/High Meadows Service Area

Mr. Edwards updated the Board regarding the Surface Water Transmission Line Project to extend the existing 12-inch (12") City of Houston ("City") water transmission line down JFK Boulevard and to supply water to the Marquita Water Plant. Mr. Edwards stated that A&S provided RAB with an updated cost estimation to be used in an amendment to the existing Interlocal Agreement between the District and East Aldine District ("EAD").

Mr. Edwards updated the Board regarding the Marquita Water Plant Improvements in the EAD. The scope of work is a new 10,000-gallon hydropneumatic tank with the associated piping and electrical/control modifications. Mr. Edwards stated that A&S provided RAB with an updated cost estimate to be used in an amendment to the existing Interlocal Agreement with the District and EAD.

Mr. Edwards updated the Board regarding the Elevated Storage Tank Variance request to the TCEQ. Mr. Edwards stated that A&S has addressed and submitted additional comments to the TCEQ and are awaiting approval from the TCEQ.

Mr. Edwards updated the Board regarding East Aldine Estates Single-Family Residential Subdivision Project. Mr. Edwards stated the construction is complete and A&S is awaiting receipt of the recorded drawings. Mr. Edwards further stated a successful startup of the lift station occurred January 21, 2026, with the Operator in attendance. Mr. Edwards noted that the City recently issued its consent to the District's annexation of the land where such subdivision is located.

Mr. Edwards reminded the Board there were no current updates regarding the service request for 3940 Aldine Mail Route Road. The service request is for two (2) warehouse buildings totaling approximately 11,260 square feet in the amount of two (2) equivalent single-family connections ("ESFC(s)"). Mr. Edwards noted that A&S received notice of Harris County's (the "County") approval of the property owner's design plans and the approval of the Fire Marshall. Mr. Edwards stated that A&S will issue the No Objection Letter, accordingly.

Mr. Edwards updated the Board regarding the service request for the proposed residential development of 30 single family homes located on Gloger Street. Mr. Edwards stated that A&S has received revised plans and drawings and provided comments to the developer.

Mr. Edwards updated the Board regarding the service request for the Maya Lagoon Improvements ("Maya") located at 2026 Connorvale Road for eight (8) ESFCs. Mr. Edwards noted that the applicant has provided the necessary deposit and application and has been notified that in order to receive service from the District, the property owner will have to abandon the onsite water well and sanitary septic system. Mr. Edwards went on to review the Feasibility Study for such property.

Mr. Edwards next reported no change to a service request for one (1) ESFC for an auto repair shop located at 4538 Lauder Road. Mr. Edwards stated A&S provided to the applicant the Board approved Utility Commitment Letter and are awaiting County's review of the plans submitted. Mr. Edwards further stated that A&S will prepare the No Objection Letter and coordinate with MOC the tap fee quote upon receipt of County-approved drawings.

Mr. Edwards next reported no change regarding the service request for a gas station, convenience store and strip center development located at 13114 JFK Boulevard, which will require six (6) ESFCs. Mr. Edwards stated that A&S provided a Utility Commitment Letter previously approved by the Board and is now waiting on plans from the developer to review.

Northline Terrace Service Area

Mr. Edwards reminded the Board that the construction is complete regarding the West Gulf Bank Road Widening Project and A&S is waiting on the recorded drawings and final project accounting.

Oak Glen Service Area

Regarding Harris County Housing and Community Development's (the "HCHCD") Community Development Block Grant ("CDBG") 2024 plan year, Mr. Edwards stated the construction is complete regarding the Oak Glen Water Line Rehabilitation Project, Phase I, and HCHCD has confirmed to the District that all requisite documents for closing out the project have been received.

Mr. Edwards updated the Board regarding Oak Glen Water Line Rehabilitation Project, Phase 2 Project ("Phase 2") to replace approximately 7,670 linear feet of water lines. Mr. Edwards stated that A&S resubmitted construction plans for County's and City's review. Mr. Edwards requested authorization from the Board to advertise Phase 2 for bidding and will present the bid results at the April 2, 2026 Board meeting.

Oakwilde Service Area

Mr. Edwards reminded the Board that R.P. Constructors, Inc. ("R.P.") was selected and awarded the WWTP and Lift Station Project. Mr. Edwards updated the Board regarding the continued installation of multiple concrete basins and other site work. Mr. Edwards then

presented for consideration and approval R.P.'s Pay Application No. 12 in the amount of \$1,058,223.26 and stated that the amount reflects a ten percent (10%) retainage withheld.

Mr. Edwards next updated the Board regarding the construction plans for the Seven Mile Road Water Plant Improvements Project, which includes the ground storage tank, booster pump addition, new electrical service and upgrades to the existing electrical components as well as site modifications.

Mr. Edwards then updated the Board regarding the application for service for a proposed 0.884-acre development located at 11709 Aldine Westfield Road, which is being annexed into the District upon request of the property owner. Mr. Barner noted that RAB has provided an updated application package for consent to annexation to the City in response to the City's comments.

Mr. Edwards reported that Sweeping Corporation of America, LLC ("Sweeping Corp.") was awarded the Oakwilde Smoke Testing Project, which included smoke testing of Oakwilde, and the wastewater collection systems of both Mary Frances/Mary Eleanor and the North Houston Heights neighborhoods. Mr. Edwards stated Sweeping Corp has completed such project and will provide A&S all remaining reports and data.

Mr. Edwards then reminded the Board that there is no change regarding the service request for 11730 Aldine Westfield Road. Mr. Edwards further explained that the commercial development, which consists of renovating a 7,945-foot building that will be used as a banquet hall, requires capacity in the amount of two (2) ESFCs. Mr. Edwards reported that A&S has yet to receive plans for such development from the property owner.

Mr. Edwards reminded the Board that the County awarded the Westfield Estates Wastewater Collection and Lift Station Project to C.E. Barker, Ltd. and that construction is ongoing. Mr. Edwards stated A&S is attending periodic construction progress meetings being conducted by the County. Mr. Edwards reminded the Board that A&S continues to work with the County and their consultants regarding the County's installation of a wastewater collection system in Westfield Estates. Mr. Edwards went on to explain that the temporary wastewater force main line was installed along the Western boundary of the existing on-site lift station at the Oakwilde WWTP.

Heather Glen Service Area

Mr. Edwards updated the Board regarding the Houston Food Bank's revised service request for multiple buildings totaling 432,350 square feet and a revised capacity of 117 ESFCs. Mr. Edwards stated that RAB provided the Letter of Intent to applicant and upon receipt of deposit, A&S will prepare annexation documents. Mr. Barner informed the Board that RAB has had preliminary discussions with the project manager for the Houston Food Bank regarding the Letter of Intent and the related annexation process. Mr. Edwards answered questions from the Board regarding sufficient capacity to serve such service request.

Mr. Edwards next reported to the Board regarding the Heather Glen Water Line Replacement funding project through House Bill 500/Senate Bill 1 which the District was allocated \$11,942,000 in funding for construction, contingencies and engineering. As previously reviewed in Public Comments, Mr. Edwards further stated that A&S submitted the requisite application and resolution to the TWDB in order to obtain such funds.

Woodland Oaks Service Area

Mr. Edwards reminded the Board that A&S has engaged a groundwater hydrologist to begin designing the new well at Woodland Oaks Water Plant No. 1.

Mr. Edwards reminded the Board regarding the Woodland Oaks Water Plant No. 2 upgrades, stating A&S is working with the engineer to include in the upgrades the installation of an additional booster pump.

Mr. Edwards updated the Board regarding the extension of the off-site water and sewer line installation to serve the Pinehaven development ("Pinehaven"), which the Board awarded the contract to ISJ Utilities, LLC ("ISJ Utilities"). Mr. Edwards stated that A&S is working with the developer and District staff regarding tap fees for new residential water meters.

Mr. Edwards next updated the Board regarding a service request for 23 ESFCs for a warehouse building with several smaller internal offices located in the 8200 block of Breen Drive, on the north side of Breen Drive, just west of Herman Packaging. Mr. Edwards stated the No Objection Letter was distributed to applicant and the Operator is preparing the tap fee quote. Mr. Edwards further stated that A&S is preparing documents regarding the sanitary sewer easements and will provide same to RAB upon completion.

Hillwood Lift Station Upgrades

Mr. Edwards updated the Board regarding the Defined Area No. 1 Hillwood Lift Station Upgrades. Mr. Edwards reminded the Board that Pioneer Construction Services ("Pioneer") was awarded the project. Mr. Edwards stated the Notice to Proceed date is February 16, 2026, and A&S is currently waiting on the new lift pumps.

Miscellaneous Service Requests

Mr. Edwards updated the Board on the water and wastewater service request from Aldine Independent School District Transportation Center ("Aldine ISD") located at 1617 Lauder Road. Mr. Edwards stated that A&S provided Aldine ISD with the application for service and deposit requirements.

Mr. Edwards next reported to the Board on the water and wastewater service request for a multi-family development to be south of Ace Dental located at 3420 Aldine Mail Route Road and east of Fall Meadow Lane. Mr. Edwards stated that A&S provided applicant with the application for service and deposit requirements.

Mr. Edwards next reported to the Board on the water and wastewater service request for a restroom facility within a food truck park containing an eating and play area to be south of a strip center located at 3708 Aldine Mail Route Road and east of Fern Meadow Lane. Mr. Edwards stated that A&S provided applicant with the application for service and deposit requirements.

Water Line Rehabilitation Within District

Mr. Edwards reminded the Board that there is no change regarding the Texas State Representative Armando Walle's office \$12 million grant awarded the District for water line replacement funds, under the TWDB budget, which is pending final approval by Governor Abbott. Mr. Edwards stated A&S provided additional information regarding Heather Glen and is waiting for details regarding the distribution of these funds which will encompass all District service areas, except Woodland Oaks. A discussion ensued.

Application by EAD for Funding of a Wastewater Collection System through the TWDB Clean Water State Revolving Fund

Mr. Edwards updated the Board as to the TWDB application to secure funds to install a wastewater collection system (and abandon existing residential on-site wastewater facilities) throughout the Castlewood Subdivision. Mr. Edwards stated East Aldine District is in the final process of securing TWDB funds for the design and preparation of construction drawings. A discussion ensued.

Mr. Edwards further stated the County is currently preparing drawings illustrating the curb and gutter wastewater drainage for the Castlewood Subdivision.

Geographic Information System ("GIS") for District

Mr. Edwards updated the Board that A&S has completed the GIS for the District and is currently being reviewed internally. Mr. Edwards stated upon completion of the review, A&S will provide the weblink for all interested parties.

Application to HCHCD for CDBG program for Plan Year 2026 for Oakwilde Water Line Replacement, Phase 7

Mr. Edwards updated the Board regarding the CDBG application for the 2026 Plan Year, which is for the Oakwilde Water Line Replacement, Phase 7 project ("Phase 7"). Mr. Edwards stated that A&S has submitted the Phase 7 application to replace approximately 8,300 linear feet of water lines. Mr. Edwards further stated the District is required to contribute 25% of the overall Phase 7 cost and stated that the grant was submitted in the amount of \$780,000. Mr. Edwards stated that A&S has been addressing questions from HCHCD and submitted the Phase I ESA as required.

Upon a **motion** by Director Powell, seconded by Director Santiago, after full discussion and with all Directors present voting aye, the Board approved the Engineer's Report, including: 1) approval of the Feasibility Study for Maya, subject to RAB review; 2) advertisement of Phase 2 of the Oak Glen Water Line Replacement Project for bidding; and 3) authorized R.P. Pay Application No. 12 in the amount of \$1,058,223.26, as presented.

TEXAS WATER ASSOCIATION 2026 ANNUAL CONFERENCE AND TEXAS WATER 2026 CONFERENCE

Director Salazar then presented to the Board information regarding the upcoming Texas Water Association's 2026 annual conference in Fort Worth, Texas on March 11-13, 2026. A discussion ensued regarding the topics covered at such conference.

The Board then went on to discuss upcoming Texas Water 2026 Conference in San Antonio, Texas on April 27-30, 2026. A discussion ensued regarding the topics covered at such conference. It was the consensus of the Board to not act upon this agenda item at this time.

Upon a **motion** by Director Salazar, seconded by Director Jaramillo, after full discussion and with three (3) Directors present voting aye, Director Wade voting nay, and Director Powell abstaining, the Board approved the attendance at the Texas Water Association 2026 Annual Conference in Fort Worth, Texas.

ELECTION AGENDA

Mr. Barner then reminded the Board that the District's Directors Election is scheduled to be held on Saturday, May 2, 2026 (the "Election"). Mr. Barner further reported that the early voting period begins on Monday, April 20, 2026, and ends Tuesday, April 28, 2026.


Mr. Barner then stated that the Board will need to establish a date on which to canvass the returns of the Election. A discussion ensued regarding potential dates, and it was the consensus of the Board to canvass the returns of the Election on or before May 13, 2026, at 5:00 p.m.

Upon a **motion** by Director Santiago, seconded by Director Wade, after full discussion and with all Directors present voting aye, the Board approved canvassing the returns of the Election on May 13, 2026, at 5:00 p.m.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, the meeting was adjourned at 6:38 p.m.

PASSED AND APPROVED this 2nd day of April 2026.




Elizabeth Santiago, Secretary
Sunbelt Fresh Water Supply District