

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

May 1, 2025

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, May 1, 2025, 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, except for Director Jaramillo, thus constituting a quorum. Also attending were Justin Edwards and Anna Hunter of A&S Engineers, Inc. ("Engineer" or "A&S"); Lonnie Wright and Claudia Garza of Municipal Operations and Consulting, Inc. ("Operator" or "MOC"); LaDonna Smith and Mary Jane Mendoza, employees of the District; Curt Beasley and Al Ghafil of D.R. Hortonand; and Elliot M. Barner, attorney, of Radcliffe Adams Barner PLLC ("Attorney" or "RAB").

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 5:00 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.

There being no public comments, the President directed the Board to proceed with the agenda.

APPROVE MINUTES OF PRIOR MEETING

The President next directed the Board to consider the approval of the minutes of the Engineering-Operations meeting held on December 5, 2024.

Upon a **motion** by Director Santiago, seconded by Director Powell, after full discussion and with all Directors present voting aye, the Board approved the minutes of the Engineering-Operations meeting held on December 5, 2024.

OPERATOR'S REPORT

Mr. Wright next presented the Operator's Report to the Board, 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 reported on the status of water capacity and production and the ultrasonic leak detection in the Fairgreen-High Meadows Service Area ("High Meadows"). Mr. Wright stated there were no issues to report relating to Fairgreen.

Mr. Wright then reported that Well No. 2 is up and running at Water Plant No. 1 in High Meadows. Mr. Wright stated that the generator was down and STP Services ("STP") is working on it.

Mr. Wright then reported that the well at Water Plant No. 2 in High Meadows is back online, no more oil leaks, but now trips the breaker after a few days. Mr. Wright stated the breaker was not under warranty and STP is going to install a new breaker.

Mr. Wright next reported there were no issues to report relating to Northline Service Area.

Mr. Wright next reported that Pump No. 1 at the Wastewater Treatment Plant ("WWTP") in the Oakwilde Service Area ("Oakwilde") has a bad check valve and Pump No. 2 is locked up. Mr. Wright stated STP is investigating the problem. Mr. Wright further stated that Pump No. 1 still has a non-potable pump.

Mr. Wright further stated that Water Plant No. 2 in Oakwilde is currently offline and under construction.

Mr. Wright next updated the Board on the status of the Shady Lane 96" Water Line, a segment of the West Harris County Regional Water Authority ("WHCRWA") Water Line Extension project. Mr. Wright reported that the temporary line was installed, and that the contractor is close to the District's first long tap. Mr. Wright further stated that a valve is in place to isolate the temporary line, in case emergency shut off is warranted.

Upon a **motion** by Director Powell, seconded by Director Santiago, after full discussion and with all Directors present voting aye, the Board approved the Operator's Report, as presented.

DRINKING WATER QUALITY REPORT (CCR)

Mr. Barner reminded the Board that the District's Operator prepares the annual Drinking Water Quality Report, formerly the Consumer Confidence Report (the "CCR"), and stated that the requisite form, which is promulgated by the Texas Commission on Environmental Quality ("TCEQ"), has only made such form available in the past two (2) weeks and MOC would not have had time to complete all such reports.

Mr. Barner explained the process for distributing the CCR to customers pursuant to the requirements of the Environmental Protection Agency and the TCEQ. Mr. Barner stated that a direct URL link to such CCR must be included in customers' water bills prior to July 1st in order to comply with such requirements. Mr. Barner further recommended that the CCR be posted on the District's website in English and Spanish, as the District does each year.

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 that there is no change regarding the Surface Water Transmission Line Project. The scope of this project is 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. A&S provided RAB with an updated cost estimate to be used in an amendment to the existing interlocal agreement between the District and East Aldine District ("EAD").

Mr. Edwards updated the Board that there is no change 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. 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 that there is no change regarding the Elevated Storage Tank Variance request, which A&S submitted to the TCEQ on February 4, 2025, and is awaiting approval or comments.

Regarding East Aldine Estates Single-Family Residential Subdivision Project, Mr. Edwards reminded the Board that the water, sanitary sewer, drainage and lift station construction is nearing completion. A&S is attending periodic construction meetings held by Harris County (the "County") and is working to obtain testing results of the piping that was installed. A&S provided all annexation documents to RAB. Mr. Edwards further reminded the Board that the 12-inch (12") water line was installed in the south right-of-way of Connorvale Road, but not connected, and that connection of the water line is included in such project.

Regarding the service request for an existing manufactured home park at 2730 Ladin Drive, just northwest of the boundaries of High Meadows, Mr. Edwards reminded the Board that service was requested in the amount of 38 equivalent single-family connections ("ESFC") for the existing portion and expansion of such park. Mr. Edwards reported that the Applicant provided A&S with the County approved plans. Mr. Edwards stated that A&S provided the No Objection Letter, and the Operator is preparing the tap fee quote. Mr. Edwards further stated all annexation documents were provided to RAB for submittal to the City.

Regarding the service request for 3940 Aldine Mail Route Road, Mr. Edwards reminded the Board that such service request is for two (2) warehouse buildings totaling approximately 11,260 square feet in the amount of two (2) ESFCs. Mr. Edwards further reminded the Board that A&S is waiting for the County and Fire Marshall's approved plans before issuing the No Objection Letter.

Regarding the service request for residential development of 15 ESFCs for 11955 Gloger Street, Mr. Edwards reminded the Board that the final feasibility study was provided to the

Application. Mr. Edwards reported that A&S is working on the annexation documents for the City submittal.

Regarding the service request for residential development of 15 ESFCs for 11947 Gloger Street, Mr. Edwards reminded the Board that A&S received an application and deposit, and that the Applicant is the same owner and adjacent to the proposed development at 11955 Gloger Street. Mr. Edwards reported that A&S prepared a feasibility study for such development and provided it to RAB for review. Mr. Edwards next presented to the Board the feasibility study for such development.

Regarding the service request at 2026 Connorvale Road, Mr. Edwards reminded the Board that A&S notified the Applicant that annexation is required as a condition of service and A&S provided the application for service and deposit requirements to the owner of the tract and await response.

Northline Terrace Service Area

Regarding the West Gulf Bank Road Widening Project, Mr. Edwards reminded the Board that construction is ongoing, and the new relocated water line has been installed between Sweetwater Lane and Rockcliffe Drive and is currently in service. Mr. Edwards further reminded the Board that all service lines and water meters have been transferred to the new water line.

Oak Glen Service Area ("Oak Glen")

Mr. Edwards reminded the Board that construction is complete on the County's Oak Glen Drainage Improvement Project, including all modifications to the Oak Glen water distribution system. Mr. Edwards further reminded the Board that there is an Interlocal Agreement in place for funding of the relocation/adjustments and that two (2) projects (Oak Glen West Drainage Improvements and Oak Glen East Drainage Improvements) are included under one (1) agreement. Mr. Edwards reported that the County provided A&S with an invoice in the amount of \$263,062.00 on April 4, 2025. Mr. Edwards stated such invoice was included in the District's 2024-2025 Budget.

Regarding Harris County Housing and Community Development's (the "HCHCD") Community Development Block Grant ("CDBG") 2024 plan year, Mr. Edwards reminded the Board that Ram Rod Utilities, LLC ("Ram Rod") was selected and awarded the project in the amount of \$631,631.00. Mr. Edwards reported that the pre-construction meeting was held on April 16, 2025, with Ram Rod, MOC, and HCHCD representatives and the Notice to Proceed is tentatively scheduled for May 19, 2025.

Mr. Edwards then reminded the Board that A&S submitted a CDBG application for Oak Glen Water Line Replacement, Phase 2 in the amount of \$795,000.00 and awaits comments/approval. The scope of the proposed project is to replace all remaining water lines after Phase 1 is complete, approximately 7,670 linear feet of water lines. Mr. Edwards further reminded the Board that the estimated project total is \$1,066,020.00 (including engineering, technical services, and construction). As with past applications, the District is required to contribute 25% towards the overall project cost, or \$271,020.00.

Oakwilde Service Area

Regarding the WWTP and Lift Station Project, Mr. Edwards reminded the Board that R.P. Constructors, Inc. ("R.P.") was selected and awarded the project in the amount of \$11,979,250.00 and the Notice to Proceed was issued on February 24, 2025. Mr. Edwards reported that R.P. is currently installing concrete basins and other site work.

Regarding 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 reminded the Board that construction plans have been approved by all agencies and that A&S submitted the contract manual and plans to the Texas Water Development Board ("TWDB"). Mr. Edwards reported that the TWDB indicated A&S should receive further instruction/approval in the coming weeks.

Mr. Edwards reminded the Board that C3 Constructors, LLC ("C3 Constructors") was selected and awarded the Hurlingham Water Plant Improvement Project in the amount of \$435,000.00 and that the pre-construction meeting was held April 9, 2024. Mr. Edwards reported that construction is near completion and A&S is working to schedule final inspection. Mr. Edwards then presented to the Board for consideration and payment C3 Constructors' Pay Application No. 6 in the amount of \$43,650.00. Mr. Edwards stated that the amount reflects a ten percent (10%) retainage withheld.

Mr. Edwards updated the Board that there is no change regarding the service request for 11709 Aldine Westfield Road, which RAB submitted annexation documents to the City, and A&S will assist with any revisions necessary.

Mr. Edwards next updated the Board on the status of the Oakwilde Smoke Testing Project, which will include smoke testing of the Oakwilde Service Area, including the wastewater collection Systems of both Mary Frances/Mary Eleanor and the North Houston Heights neighborhoods. Mr. Edwards stated that A&S received four (4) bids, which Sweeping Corporation of America, LLC ("Sweeping Corp.") submitted that lowest bid in the amount of \$269,965.70. Mr. Edwards further stated that after review of Sweeping Corp's references, A&S recommend they be awarded the project. Mr. Edwards presented to the Board for consideration and approval, subject to TWDB approval, (i) award to Sweeping Corp. and issue Notice of Award, (ii) execution of the Construction Contract, subject to RAB review of bonds and insurance, and (iii) authorize issuing the Notice to Proceed, subject to execution of the contract manual.

Mr. Edwards then updated the Board that there is no change regarding the service request for 11730 Aldine Westfield Road, which consists of renovating a 7,945-foot building to serve as a banquet hall (no food service proposed), in the amount of two (2) ESFCs. Mr. Edwards reported that A&S is awaiting plans for review.

Mr. Edwards then updated the Board regarding Westfield Estates Wastewater Collection and Lift Station. Mr. Edwards reminded the Board that the County awarded the project to C.E. Barker and that construction has begun. A&S is attending periodic construction progress meetings being conducted by the County. A&S continues to work with the County and their consultants regarding sanitary sewer installation and future residential sign-up. Mr. Edwards reported that A&S is working with C.E. Barker on testing the sanitary sewer lines.

Heather Glen Service Area

Mr. Edwards then updated the Board that there is no change regarding the Houston Food Bank's revised service request for multiple buildings totaling 432,350 square feet and a revised capacity of 116 ESFCs. A&S provided the final feasibility study to the Applicant, and according to the Applicant, the first set of civil plans will be submitted to review agencies, including the District, by the end of April.

Woodland Oaks Service Area

Regarding the service request from D.R. Horton for an out-of-District property located adjacent to the Urban Logistics Park project, Mr. Edwards reminded the Board that annexation documents were provided to the City by RAB and A&S will assist with any revisions necessary.

Mr. Edwards next reminded the Board that regarding the extension of the off-site water and sewer line installation to serve the D.R. Horton development, the Board awarded the contract to ISJ Utilities, LLC ("ISJ Utilities") in the amount of \$360,143.05; however, the Notice of Award will not be issued until the developer provides the necessary deposit. Mr. Edwards reported that the developer indicated they would provide the deposit when the construction plans are approved, and plans were submitted for approval on April 15, 2025. Mr. Edwards stated that ISJ Utilities agreed to hold their bid prices until June 1, 2025.

Miscellaneous Service Requests

Mr. Edwards next updated the Board regarding Keith-Wiess Park, Phase I service request for a proposed park, trails, and pavilion located south of East Aldine Town Center. Mr. Edwards reported that A&S provided the No Objection Letter to the Applicant and MOC is preparing the tap fee quote.

WHCRWA Water Line Extension

Mr. Edwards reported that construction continues on the eight-foot (8') diameter water transmission line through Oakwilde (south of Hopper Road along Shady Lane, west of Halls Bayou). Mr. Edwards reminded the Board that MOC worked with the contractor to locate the water line and service line providing service to the residents on the east side of Shady Lane, between Kowis Street and Trenton Road. Upon completion of the transmission line, an eight-inch (8") water line is proposed for installation in the west right-of-way of Shady Lane.

Water Line Rehabilitation Within District

Mr. Edwards next informed the Board that there is no new information regarding the preliminary water line rehab/replacement cost estimate provided to staff personnel of Texas State Representative Armando Walle. Service areas included Oakwilde, High Meadows-Fairgreen, Woodland Oaks, Oak Glen, Northline Terrace, and Heather Glen.

EAD Application for Wastewater Collection System in the Castlewood Subdivision

Mr. Edwards reported the EAD prepared and submitted a TWDB Application to secure funds to install a sanitary sewer system in the Castlewood Subdivision, just west of High Meadows.

Mr. Edwards stated that if successful, the District may add sewer-only accounts to the system and future wastewater collection system and lift station would be conveyed to the District for operation and maintenance.

Other Items

Mr. Edwards reminded the Board that the City provided a Final Design Concept Report regarding the widening of Aldine Westfield Road between Greens Road and Little York Road. The project also includes the installation of a 30-inch (30") water main to connect the City's water distribution system between those two (2) points.

In response to a question from Mr. Barner, Mr. Edwards stated that A&S is reviewing the value of the District's facilities for insurance purposes and will make any necessary adjustments.

Upon a **motion** by Director Salazar, seconded by Director Powell, after full discussion and with all Directors present voting aye, the Board approved the Engineer's Report, as presented, including: 1) the feasibility study for the service request at 11947 Gloger Street, subject to RAB's review; 2) C3 Constructor's Pay Application No. 6 in the amount of \$43,650.00; and 3) subject to TWDB approval, (i) award bid to Sweeping Corp. and issue Notice of Award, (ii) execution of the construction contract, subject to RAB review of bonds and insurance, and (iii) issue the Notice to Proceed subject to execution of the contract.

EXECUTIVE SESSION

Pursuant to Chapter 551 of the Texas Government Code, Subchapter D, of the Open Meetings Act, the President called the executive session to order at 6:30 p.m. to discuss matters of security. Present for the executive session were the Board, Lonnie Wright of MOC, and Mr. Barner.

RECONVENE IN OPEN SESSION

As of 7:00 p.m., the President declared the executive session was ended, and the public session was resumed.

ATTORNEY'S REPORT

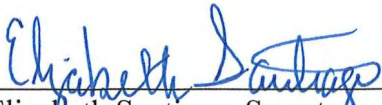
Mr. Barner then went on to present to and review with the Board the Interlocal Agreement ("Agreement") between the District and Harris County Municipal Utility District No. 461 ("MUD 461"). Mr. Barner reminded the Board that MUD 461 had requested water capacity in the amount of 75 ESFC from the District for a development that is located north of Greens Bayou. Mr. Barner also reminded the Board that the District has designed and constructed a new water well in the Fairgreen/High Meadows Service Area and MUD 461 has previously agreed to fund its pro-rata share of the costs for such well. Mr. Barner further stated that the District has agreed to provide water capacity to MUD 461 in the amount set forth in the Agreement, subject to payment by MUD 461 of its pro-rata share of the costs of designing and constructing the well.

Upon a **motion** by Director Salazar, seconded by Director Powell, after full discussion and with all Directors present voting aye, the Board confirmed approval the Agreement with MUD 461, as discussed.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, the meeting was adjourned.

PASSED AND APPROVED this 5th day of June, 2025.





Elizabeth Santiago, Secretary
Sunbelt Fresh Water Supply District