

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

February 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, February 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:

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| 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 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; Al Ghafil of D.R. Horton-Texas, Ltd. ("D.R. Horton"); Myriam Saldivar, Community Relations for Harris County Precinct 2 ("Precinct 2"); Elliot M. Barner and Nicholas L. Roberts, attorneys, of Radcliffe Adams Barner PLLC ("Attorney" or "RAB"); and Willie Mae Griffith, 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 5:01 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.

Ms. Griffith addressed the Board regarding her most recent water bill in the amount of \$900.00, which had been automatically debited from her account. Ms. Griffith explained to the Board that CenterPoint had recently performed work adjacent to her property and claimed that CenterPoint damaged her water line and told her that they would pay for any damages. An extensive discussion ensued regarding whether the water line had been repaired by Ms. Griffith or if she had notified CenterPoint of her abnormally high water bill. In response to a question from Ms. Griffith, the Board explained that she would need to communicate with CenterPoint personally in order to receive any reimbursement for her abnormally high-water bill.

Mr. Barner further explained that if the damaged line has been repaired and evidence was provided of such repair, the Board could apply the District's leak adjustment policy in order to reduce the amount of Ms. Griffith's water bill and noted that a reduction in such bill would provide Ms. Griffith with some relief, but that she would still need to discuss the matter further with CenterPoint to try and recover funds she used to pay such bill.

Ms. Saldivar addressed the Board and explained certain programs that Harris County, Precinct 2 has undertaken. Ms. Saldivar updated the Board on Precinct 2's programs related to illegal dumping within Precinct 2. Ms. Saldivar noted that Precinct 2 has been providing information to community groups regarding the fines and criminal penalties associated with the illegal disposal of waste in order to reduce such disposal within the Precinct 2.

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

APPROVE MINUTES OF JANUARY 8, 2026 ENGINEERING-OPERATIONS MEETING

The President next directed the Board to consider the approval of the minutes of the meeting held on January 8, 2026.

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 January 8, 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 further stated that the magnesium oxide pump at the Wastewater Treatment Plant ("WWTP") located in the Fairgreen Service Area was replaced by D&D Electric Solutions ("D&D") on January 30, 2026.

Mr. Wright next reported there were no current issues to report regarding the High Meadows Service Area.

Mr. Wright updated the Board regarding the Northline Terrace Service Area. Mr. Wright stated that a reported leak was received, and upon evaluation and unsuccessful attempt to isolate the leak, it was determined to shut the line down at the plant, issue boil water notice and distribute door tags to the effected residents until installation of a repair clamp. Once the system pressure was restored at the plant and repairs were complete, the boil water notice and door tags were rescinded. A discussion ensued.

Mr. Wright updated the Board regarding the Oakwilde Service Area ("Oakwilde"). Mr. Wright stated at the WWTP, the auger screen currently was not operational and STP Services ("STP") confirmed the required parts have been ordered.

Mr. Wright reported there were no current issues to report regarding the Oak Glen Service Area ("Oak Glen").

Mr. Wright next updated the Board regarding the Woodland Oaks Service Area ("Woodland Oaks") Water Plant, stating the ground storage tank is leaking. Mr. Wright further stated that Blower No. 1 at the WWTP is still not operational and STP will be on-site this week to complete repairs.

Mr. Wright reported there were no current issues to report regarding the Heather Glen Service Area ("Heather Glen").

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

WATER CONSERVATION PLAN/DROUGHT CONTINGENCY PLAN

The President next directed the Board to consider the approval of the Water Conservation Plan/Drought Contingency Plan. It was the consensus of the Board to table this item until the March 5, 2026 meeting.

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 Texas Commission on Environmental Quality ("TCEQ"). Mr. Edwards stated that A&S has addressed the TCEQ's most recent comments to such request and awaits either additional comments from or approval by the TCEQ.

Mr. Edwards updated the Board regarding East Aldine Estates Single-Family Residential Subdivision Project. Mr. Edwards reported that the water, sanitary sewer, drainage and lift station construction is complete, A&S has received water and wastewater test results, 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 for training.

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"). A&S received Harris County's (the "County") approved drawings and await Fire Marshall's approved plans before issuing the No Objection Letter.

Mr. Edwards updated the Board regarding the service request for residential development of 30 homes/ESFC for both 11947 and 11955 Gloger Street. Mr. Edwards stated that A&S is currently collaborating with the developer and their engineer regarding the water line extension and sanitary sewer connection and stated that A&S has received revised plans and are under review.

Mr. Edwards updated the Board regarding the service request for 2026 Connorvale Road. Mr. Edwards stated that upon completion of the feasibility study, A&S will forward to RAB for review.

Mr. Edwards next reported no change to the 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 six (6) ESFCs for a gas station, convenience store and strip center located at 13114 JFK Blvd. Mr. Edwards stated A&S provided to the applicant the Board approved Utility Commitment Letter and are awaiting plans to review.

Northline Terrace Service Area

Mr. Edwards reminded the Board that the construction is complete, 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 reminded the Board that Ram Rod Utilities, LLC was selected and awarded the project. Mr. Edwards stated the contractor is complete, final inspection occurred in December, and all punch list items have been addressed. Mr. Edwards stated that A&S is working on closeout documents required by HCHCD.

Mr. Edwards updated the Board regarding Oak Glen Water Line Replacement, Phase 2 Project to replace all remaining water lines after Phase 1 is complete, approximately 7,670 linear feet of water lines. Mr. Edwards stated that A&S submitted construction plans for the County's and City's review.

Oakwilde Service Area

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

presented for consideration and approval R.P.'s Pay Application No. 11 in the amount of \$678,491.11 and stated that the amount reflects a ten percent (10%) retainage withheld.

Mr. Edwards updated the Board regarding the construction plans for the Seven Mile Road Water Plant Improvements Project, which includes the round storage tank, booster pump addition, new electrical service and upgrades to the existing electrical components as well as site modifications. Mr. Edwards stated that A&S continues to work with the electrical engineers to determine if any components can be scaled back.

Mr. Edwards then updated the Board regarding the application for service for a proposed 0.884-acre development to be located at 11709 Aldine Westfield Road, outside the boundaries of the District. Mr. Edwards stated the City had additional comments and they are being addressed.

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 their testing and A&S continues to review Sweeping Corp.'s submitted inspection videos.

Mr. Edwards then reminded 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 reminded the Board that the County awarded the Westfield Estates Wastewater Collection and Lift Station Project to C.E. Barker ("C.E.") 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 sanitary sewer installation and future residential sign-up. Mr. Edwards stated that the County prepared and distributed letters to residents with further instructions. Mr. Edwards reported a tremendous increase in residents requesting changes to existing accounts and new accounts. A&S has notified C.E. that a temporary force main will be installed along the western boundary of the existing on-site lift station, and A&S has requested the Operator be present for the installation of temporary force main.

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 will coordinate with RAB the preparation of the service agreement.

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. A discussion ensued. Mr. Edwards recommended approval and submission of the application affidavit and resolution, upon review by RAB, to the Texas Water Development Board ("TWDB").

Woodland Oaks Service Area

Mr. Edwards reminded the Board that A&S has engaged a ground water 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. Ghafil presented to the Board a letter proposal regarding deferral of the second half capacity payment of the Pinehaven project until September 2026.

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 Dr., just west of Herman Packaging. Mr. Edwards reported that RAB has prepared and forwarded the annexation documents to the applicant and A&S is preparing the maps and forms and will provide 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 currently is reviewing submittals.

Miscellaneous Service Requests

Mr. Edwards reported a water and wastewater service request from Aldine Independent School District Transportation Center ("Aldine ISD") located on 1617 Lauder Road. A discussion ensued.

West Harris County Regional Water Authority Water Line Extension

Mr. Edwards reminded the Board that the contractor has completed construction of the eight-foot (8') diameter waterline on the right-of-way of Shady Lane, and A&S confirms receipt of the results stating the passage of the pressure and disinfection testing. Mr. Edwards stated construction on the eight-inch (8") water transmission line has been installed, and Shady Lane is open to traffic.

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 Texas Water Development Board 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 Texas Water Development Board ("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.

Evaluations of Facilities

Mr. Edwards reminded the Board regarding Facilities Evaluation site visits. Mr. Edwards stated A&S has completed the site visits for each service area and is currently preparing formal reports.

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.

Mr. Edwards next updated the Board regarding the Project Accounting Worksheet presented at the last Board meeting. A discussion ensued.

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

Mr. Edwards reported to the Board there were no current updates regarding the HCHCD CDBG application for the 2026 Oakwilde Waterline Replacement project ("Project"). Mr. Edwards stated that A&S has submitted the Project 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 Project cost and stated that the grant was submitted in the amount of \$780,000.

Upon a **motion** by Director Jaramillo, seconded by Director Powell, after full discussion and with four (4) Directors present voting aye, and Director Salazar abstaining, the Board approved the Engineer's Report, including: 1) R.P. Pay Application No. 11 in the amount of \$678,491.11; 2) submission of the application affidavit and resolution, upon review by RAB, to the TWDB; and 3) D.R. Horton deferral of the second half capacity payment of the Pinehaven project until September 2026, as presented.

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 went on to remind the Board that two (2) positions on the Board have expiring terms and that thus far, RAB had accepted two (2) applications for a place on the ballot for the Election.

Mr. Barner next recommended that the Board adopt an Order Calling Directors Election, since the Board will not meet again until after the deadline to adopt such order and that should there be no more than two (2) candidates, the Election shall be cancelled because such candidates were unopposed.

Mr. Barner next reminded the Board that the County is unwilling to provide election services to special purpose districts and other local governmental entities for the Election. Mr. Barner then explained that the District would need to conduct the Election, as it did in May 2024 for the District previous directors election.

Mr. Barner then discussed with the Board leasing electronic voting equipment in order to conduct the Election, as it also did for the 2024 Directors Election.

Mr. Barner further reminded the Board that the District's traditional polling location for the Election is the District's office and then reviewed the hours of early and election day voting for the Election. Mr. Barner also noted that RAB will be reaching out to election officials familiar with the District's previous elections to confirm their interest in working in the same capacity for this Election.

Upon a **motion** by Director Salazar, seconded by Director Jaramillo, after full discussion and with all Directors present voting aye, the Board approved the Order Calling Directors Election, as presented.

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 6:27 p.m. to discuss personnel matters. Present for the executive session were the Board of Directors, Mr. Barner and Mr. Roberts.

RECONVENED IN OPEN SESSION

As of 7:26 p.m., the President declared the Executive Session was ended and the public session was resumed.


Upon a **motion** by Director Jaramillo, seconded by Director Salazar, after full discussion and with all Directors present voting aye, the Board authorized RAB and MOC to proceed finalizing an amendment to MOC's operations services agreement with the District.

Upon a **motion** by Director Jaramillo, seconded by Director Santiago, after full discussion and with all Directors present voting aye, the Board authorized RAB and MOC to perform certain actions on behalf of the Board involving personnel matters, as discussed in Executive Session.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, the meeting was adjourned at 7:35 p.m.

PASSED AND APPROVED this 5th day of March 2026.




Elizabeth Santiago, Secretary
Sunbelt Fresh Water Supply District