

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

October 2, 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, October 2, 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, 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; Myriam Saldivar, Community Relations for Harris County Precinct 2 ("Precinct 2"); and Elliot 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 first opened the meeting to public comment.

Ms. Myriam Saldivar re-introduced herself to the Board and explained that she is now working for Precinct 2 Commissioner Garcia's office and was available to assist the District or any members of the public within Precinct 2. There being no further public comments, the President directed the Board to proceed with the agenda.

APPROVE MINUTES OF SEPTEMBER 4, 2025

The President next directed the Board to consider the approval of the minutes of the regular meeting held on September 4, 2025.

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 September 4, 2025, as corrected.

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 ("High Meadows"). Mr. Wright reported repairs were made on a main line break at Green Teal with no service interruptions to residents.

Mr. Wright next reported that the generator at the Marquita Water Plant No. 2 in the High Meadows Service Area needs repairs and currently is not operational. Mr. Wright submitted for Board review two (2) quotes to rebuild the injection pump.

Mr. Wright updated the Board regarding the Northline Terrace Water Well No. 1. Mr. Wright stated that C&C Water Services has removed the well pump, performed mechanical cleaning and televised the well. A discussion ensued.

Mr. Wright updated the Board regarding the Oakwilde Service Area. Mr. Wright stated that Accurate Meter & Supply ("Accurate") has performed meter testing on commercial meters and has recommended replacement of two (2) meters. Mr. Wright further stated that a main line break at 2811 Mooney occurred, and repairs were made with no service interruptions to residents.

Mr. Wright updated the Board regarding the Oak Glen Service Area. Mr. Wright stated that Ram Rod Utilities, LLC ("Ram Rod"), the contractor who was awarded the Harris County Housing and Community Development's (the "HCHCD") Community Development Block Grant ("CDBG") project struck a two-inch (2") water line at Sunwick Street and Charriton Street causing a District-wide temporary disruption in water service. Mr. Wright further stated that Boil Water Notice Door Tags were issued to the effected residents and later rescinded.

Mr. Wright next updated the Board regarding the Woodland Oaks Service Area, Water Plant No. 1. Mr. Wright stated that Booster Pump No. 1 was pulled for repairs and once it is reinstalled, Booster Pump No. 2 will be pulled. Mr. Wright further stated that Booster Pump No. 3 is leaking and STP Services ("STP") is scheduled for repairs.

Mr. Wright next reported regarding the Woodland Oaks Wastewater Treatment Plant ("WWTP"), stating that Blower No. 1 is currently down and STP has pulled blower for repairs. Mr. Wright further stated that Accurate has performed meter testing on commercial meters and have recommended repair of two (2) meters and replacement of one (1) meter.

Mr. Wright next reported regarding the Heather Glen Service Area, stating that Accurate has performed meter testing on commercial meters with no issues to report.

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

Mr. Wright then reported that MOC is proposing an amendment to the Professional Services Agreement with the District. It was the consensus of the Board to table this proposal until the next meeting.

WATER METER REPLACEMENT PROJECT

Regarding the Water Meter Replacement Project, Mr. Wright reported that such project has been completed.

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 will provide 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 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 will provide 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 all comments from TCEQ, resubmitted same to TCEQ, and are currently awaiting approval.

Regarding East Aldine Estates Single-Family Residential Subdivision Project, Mr. Edwards reported that the water, sanitary sewer, drainage and lift station construction is complete, and A&S has received water and wastewater test results. Mr. Edwards further reported that the contractor is currently addressing the punch list associated with storm water quality and pavement issues. Mr. Barner clarified to the Board the City's recent request for revised annexation documents, which RAB will coordinate delivery from A&S.

Mr. Edwards reported no change 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 is currently

waiting for the Harris County (the "County") and Fire Marshall's approved plans before issuing the No Objection Letter

Regarding the service request for residential development of 15 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, while waiting on revised plans.

Mr. Edwards reported no change regarding the service request for 2026 Connorvale Road. Mr. Edwards reminded the Board that A&S provided the application for service and deposit requirements to the owner of the tract and awaiting response.

Mr. Edwards next reported 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 plans to review. 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 a 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 County has scheduled the ribbon cutting ceremony illustrating the completion of the West Gulf Bank Road Widening Project related to water and sewer line relocations, for October 28, 2025.

Oak Glen Service Area ("Oak Glen")

Regarding HCHCD's CDBG 2024 plan year, Mr. Edwards reminded the Board that Ram Rod was selected and awarded the project. Mr. Edwards reported that Ram Rod is anticipating completion by next week of installation of all water lines, and once the water lines are tested, the residential service lines and meters will be installed. Mr. Edwards presented for consideration and approval Ram Rod's Pay Application No. 2 in the amount of \$180,39762 and stated that the amount reflects a ten percent (10%) retainage withheld. Mr. Edwards further stated that upon approval of same, A&S will submit the reimbursement request to the County.

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 is preparing the plans and profiles for the County's review and approval. Mr. Edwards further stated that the County has provided the Interlocal Agreement and A&S has forwarded same to RAB for review.

Oakwilde Service Area ("Oakwilde")

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 stated that construction progress meetings are being conducted to review construction activities.

Mr. Edwards 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 stated that A&S is working 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 0.9052-acre development to be located at 11709 Aldine Westfield Road, outside the boundaries of the District. Mr. Edwards stated that A&S is reviewing annexation documents to determine actual acreage.

Mr. Edwards reported that Sweeping Corporation of America, LLC ("Sweeping Corp.") was awarded a contract for smoke testing certain portions of Oakwilde, including the wastewater collection systems within both Mary Frances/Mary Eleanor and the North Houston Heights, in the amount of \$269,965.70. Mr. Edwards noted that A&S continues to review Sweeping Corp's videos of such testing results.

Mr. Edwards reminded the Board that the County awarded the Westfield Estates Wastewater Collection and Lift Station Project to C.E. Barker and that construction has begun. 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 signup. Mr. Edwards reported that A&S is working with the County and RAB regarding the County's request for a temporary construction easement, pending boundary and timeline information being provided.

Heather Glen Service Area ("Heather Glen")

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 116 ESFCs. Mr. Edwards will coordinate with RAB the preparation of the service agreement.

Woodland Oaks Service Area ("Woodland Oaks")

Mr. Edwards reported that A&S has started the design for the Woodland Oaks Water Plant upgrades and will coordinate with the electrical engineer. A discussion ensued.

Mr. Edwards reported that A&S received a service request for Building No. 7 located at 11201 Tanyard Creek Drive, within the Defined Area No. 1, which is served by Woodland Oaks, in the southern half of Hillwood's development. Mr. Edwards stated the tap fee quotes for Building Nos. 5, 6 and 7 had been provided to Hillwood.

Mr. Edwards updated the Board regarding easements required for development within Defined Area No. 1. Mr. Edwards reminded the Board that the District's policy requires all easements for water, wastewater or stormwater to be exclusive easements.

Mr. Edwards updated the Board regarding upgrades to the Hillwood Lift Station that are required to provide service to the tract of land being developed by D.R. Horton. Mr. Edwards stated that A&S has solicited bids to four (4) contractors and received two (2) bids, with Pioneer Construction Services ("Pioneer") submitting the lowest bid amount of \$108,000.00. Mr. Edwards further stated that A&S recommends Pioneer be awarded the project. Mr. Edwards presented to the Board for consideration and approval, subject to receipt of funds from the developer, (i) award to Pioneer in the amount of \$108,000.00 and issue the 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 updated the Board regarding the extension of the off-site water and sewer line installation to serve D.R. Horton's development, which the Board awarded the contract to ISJ Utilities, LLC ("ISJ Utilities"). Mr. Edwards stated construction is complete and the contractor is working on restoration items, with substantial completion next week. Mr. Edwards presented for consideration ISJ Utilities Pay Application No. 2 in the amount of \$261,841.10.

Mr. Edwards next presented 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 reported that A&S will prepare a feasibility study for such development and provided it to RAB for review.

Mr. Edwards presented to the Board for authorization a Job Assignment Proposal for the engineering associated with the design, bidding, and construction management of a new water well at Woodland Oaks Water Plant No. 1. A discussion ensued regarding the terms of such proposal and the estimated costs of such well.

West Harris County Regional Water Authority Water Line Extension

Mr. Edwards reported that the contractor completed construction of the eight-foot (8') diameter water line on the right-of-way of Shady Lane, with pressure and disinfection testing remaining to be conducted. Mr. Edwards stated A&S is monitoring construction while the contractor continues construction on the eight-inch (8") water transmission line.

Water Line Rehabilitation Within District

Mr. Edwards updated the Board that preliminary water line rehabilitation/replacement costs estimates were provided to Texas State Representative Armando Walle's office regarding the \$12 million grant awarded the District for water line replacement funds, under the Texas Water Development Board budget. 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.

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. A discussion ensued.

Proposal for Facility Evaluations 2025

Mr. Edwards updated the Board regarding Facilities Evaluation site visits. Mr. Edwards stated A&S is coordinating with MOC and electrical engineers to assess the condition/performance of existing equipment and infrastructure, with the Heather Glen Facilities evaluation completed in September and the Woodland Oaks and Oakwilde Facilities scheduled in October. Mr. Edwards further stated site visits are scheduled in November for Northline Terrace, Oak Glen, Fairgreen and High Meadows Facilities.

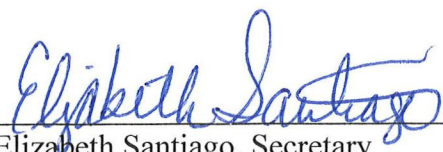
Proposal for Geographic Information System ("GIS")

Mr. Edwards updated the Board that A&S has started work on the District's GIS and will coordinate with the Operator.

Upon a **motion** by Director Powell, seconded by Director Jaramillo, after full discussion and with all Directors present voting aye, the Board approved the Engineer's Report, including: 1) Ram Rod's Pay Application No. 2 in the amount of \$180,39762; 2) Interlocal Agreement with Harris County for the Oak Glen Water Line Replacement, Phase 2 Project, subject to RAB approval; 3) Pioneer's contract in the amount of \$108,000.001 and to issue Notice of Award, execution of the Construction Contract, subject to RAB review of bonds and insurance, and authorize issuing the Notice to Proceed, subject to execution of the contract manual; 4) ISJ Utilities Pay Application No. 2 in the amount of \$261,841.10; 5) feasibility study for the 8200 block of Breen Drive for 23 ESFCs and provided to RAB for review; and 6) Job Assignment Proposal for the engineering associated with the design, bidding, and construction management of the new water well at Woodland Oaks Water Plant No. 1; as presented.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, the meeting was adjourned at 6:30 p.m.

PASSED AND APPROVED this 6th day of November 2025.


Elizabeth Santiago, Secretary
Sunbelt Fresh Water Supply District