

MINUTES
FORT BEND COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2

March 26, 2025

The Board of Directors (the "Board") of Fort Bend County Water Control and Improvement District No. 2 (the "District") met in special session, open to the public, on the 26th day of March 2025, at the District Office at 2331 South Main, Stafford, Texas 77477, a meeting place inside the boundaries of the District, and the roll was called of the members of the Board:

John Rose	President
Jody Court	Vice President
Harvey Koudelka	Secretary
Linda Burks	Assistant Secretary
Vacant	Assistant Secretary

and all were present except for Director Court, thus constituting a quorum.

Also present were Owen Matherne, Jason Kirby, Sandra Castro, Lena Lopez, Veronica Padilla-Estrada and Amanda Boyd, employees of the District; Drew Crow of Quiddity Engineering, LLC ("Quiddity"); Leslie Cook of RBC Capital Markets; and Katie Carner and Carli Trojcek of Allen Boone Humphries Robinson LLP ("ABHR").

CALL MEETING TO ORDER

Director Rose called the meeting to order.

PLEDGE OF ALLEGIANCE

The Board and members present at the meeting cited the pledge of allegiance to the flag of our country and state.

PUBLIC COMMENTS

Director Rose offered any members of the public attending the meeting the opportunity to make public comment. There being no members of the public requesting to make a public comment, Director Rose moved to the next agenda item.

MINUTES

The Board considered approving the minutes from the February 26, 2025, regular meeting. After review and discussion, Director Koudelka moved to approve the minutes

March 26, 2025
Meeting Minutes

of the February 26, 2025, regular meeting. Director Rose seconded the motion. The motion carried unanimously.

ANNUAL REVIEW OF DROUGHT CONTINGENCY PLAN

Ms. Carner discussed the District's Drought Contingency Plan with the Board. She stated that no revisions are recommended to the current Plan at this time. After review and discussion, the Board concurred that no action was necessary.

CRITICAL LOAD SPREADSHEET

Ms. Carner reviewed the Critical Load Spreadsheet (the "Spreadsheet") for District facilities with the Board. She stated that the District's operator, engineer, and bookkeeper have reviewed the Spreadsheet and made any necessary revisions. Ms. Carner added that the Spreadsheet will be filed with the appropriate governmental agencies and entities, as required by the Water Code. Following review and discussion, Director Koudelka moved to authorize annual filing of the Spreadsheet and direct that it be filed appropriately and retained in the District's official records. Director Burks seconded the motion, which passed unanimously.

REVIEW EMERGENCY PREPAREDNESS PLAN AND AUTHORIZE FILING OF UPDATES

Ms. Carner discussed the District's Emergency Preparedness Plan ("EPP") and requirements to file any updates with the Texas Commission on Environmental Quality ("TCEQ"). She said the District is required to update the personnel and contact information listed in the EPP and submit the updated pages to the TCEQ and other required entities. Mr. Matherne noted that personnel, contact information, and some facility information needed to be updated. The Board concurred that the information should be updated with current information prior to filing with the TCEQ.

ENGINEERING MATTERS

Mr. Kirby presented and reviewed the engineer's report, a copy of which is attached.

SURFACE WATER TREATMENT PLANT EXPANSION TO 7.8 MGD PHASE II

Mr. Kirby updated the Board regarding construction of the Surface Water Treatment Plant Expansion to 7.8 MGD Phase II and reviewed and recommended approval of Pay Estimate No. 12 in the amount of \$ 1,715,002.89 payable to LEM Construction Company, Inc. ("LEM") for work completed. Mr. Kirby and Mr. Crow presented two changes to the project, which was discussed with LEM during the construction meeting: 1) additional piping for redundancy during construction at the low lift pump station; and 2) installing a mini power center at the lower lift station. . The Board discussed the advantages and costs for these additional work items and unanimously agreed to forgo the additional piping option, but wished to proceed with the mini power center option. A change order will be prepared and presented for approval at the next meeting. Following

review and discussion, Director Rose moved to approve Pay Estimate No. 12, as presented. Director Koudelka seconded the motion, which carried unanimously.

MURPHY AND GREENBRIAR ROAD SANITARY SEWER REHABILITATION PHASE I

Mr. Kirby updated the Board regarding the cleaning and televising of Murphy and Greenbriar Road Sanitary Sewer Rehabilitation Phase I. He reviewed and recommended approval of Pay Estimate No. 1 and Final in the amount of \$ 71,094.28 payable to CSI Consolidated dba AIMS Companies for work completed from August 20, 2024 to February 28, 2025. Following review and discussion, Director Rose moved to approve Pay Estimate No. 1 and Final acceptance of the work. Director Koudelka seconded the motion, which passed unanimously.

Mr. Kirby and Mr. Crow then discussed the results from review of the sewer trunk line inspection which showed that the lines were in significantly better condition than initially assessed based on age and usage. Based on the estimated quantity of repairs and rehabilitation, there is a significant reduction in bond funds required to complete the work. This allows completion of the previously discussed SCADA improvement project in February which is also included in the bond capacity planning. After review and discussion, the Board authorized completing design work for the single-phase SCADA project as originally planned.

MW INDUSTRIAL MURPHY ROAD WATERLINE EXTENSION

Mr. Kirby updated the Board regarding the Murphy Road Waterline Extension project. The Board considered granting conveyance of a ten-foot (10') utility easement (the "Easement") from Tau Central, a limited liability corporation. Following review and discussion, Director Rose moved to grant conveyance of the Easement, upon review and approval by the District's staff and consultants, and direct that the Easement be recorded in the respective county and filed appropriately and retained in the District's official records. Director Koudelka seconded the motion, which passed unanimously

WASTEWATER TREATMENT PLANT NO. 1 REHABILITATION

There was no discussion on this agenda item.

FRANCES GROUNDWATER PLANT SITE WORK

Mr. Kirby updated the Board regarding the Frances Groundwater Plant site work. No action was taken by the Board.

1900 STAFFORDSHIRE DEVELOPMENT FEASIBILITY

Mr. Kirby presented a feasibility study (the "Study") for a proposed multi-family development (the "Development") on a 13.39 acre tract at the southwest

corner of Sandy Knoll Drive and Staffordshire Road proposed by Vrindavan Resorts. The Study presented that the District has adequate water capacity and infrastructure in the immediate area to serve the Development. Mr. Crow recommended, per the study, that the District expand Lift Station No. 5 prior to permitting connection of the Development to the wastewater system. After review and discussion, Director Rose moved to authorize District staff and ABHR to prepare a Development Financing and Reimbursement Agreement for this project reflecting a prorated share of the project based on the Developers impact with the District completing the project when necessary. Director Burks seconded the motion, which carried unanimously.

BOND APPLICATION REPORT NO. 26

Mr. Kirby discussed the Bond Application Report No. 26 ("BAR No. 26") with the Board, which included documents associated with a schedule showing proposed 2025, 2026, 2027 and 2028 bond issues, a summary of costs for the BAR No. 26, and the BAR No. 26 proposal. Following review and discussion, Director Rose moved to authorize preparation of the BAR No. 26. Director Burks seconded the motion, which carried unanimously.

MISCELLANEOUS DEVELOPMENT REPAIR AND IMPROVEMENT PROJECTS

There was no discussion on this agenda item.

DEVELOPMENT PLATS, CONSENTS TO ENCROACH AGREEMENTS, EASEMENTS, FACILITIES AND ANNEXATIONS

There was no discussion on this agenda item.

FINANCIAL STATEMENT FOR FEBRUARY 2025

Mr. Matherne presented the financial statement for the month of February 2025, a copy of which is attached. After review and discussion, the Board took no action.

DISTRICT EXPENDITURES

Mr. Matherne discussed approving District's expenditures, a copy of which is attached. Following review and discussion, Director Rose moved to approve the presented expenditures and payment of bills. Director Koudelka seconded the motion, which passed unanimously.

GENERAL MANAGER'S REPORT

Mr. Matherne presented the General Manager's Report for February 2025, a copy of which is attached. Director Koudelka inquired about the motor replacement. After review and discussion by the Board, no action was taken.

DISTRICT OPERATIONS

Mr. Matherne updated the Board regarding a purchase request for repairing the compactor auger from Environmental Improvements, Inc. at a cost of \$110,200.72. Director Rose inquired about the proposals for the work. Upon review and discussion, the Board took no action.

Mr. Matherne updated the Board regarding the exit interview for the comprehensive compliance investigation carried out by the TCEQ.

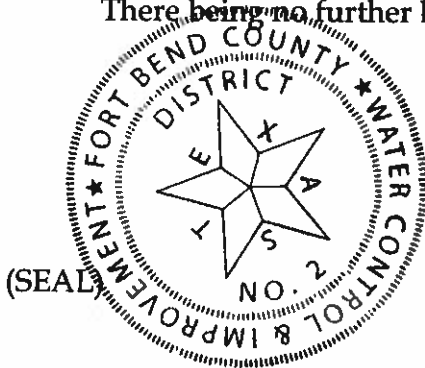
Mr. Matherne updated the Board on the cybersecurity practices that are enforced by the District.

Mr. Matherne discussed a notice of enforcement received by the TCEQ in regard to the Discharge Monitoring Report ("DMR") at the Wastewater Treatment Plant No. 2. The DMR included comments regarding the occurrence and corrective action taken by the District. He presented that District staff updated the TCEQ with the July 2024 DMR regarding the violation. Mr. Mathern informed the Board that per the TCEQ no further action is necessary at this time pending any additional notices from the TCEQ. After review and discussion, no action was taken.

FUTURE AGENDA ITEMS

The Board concurred to hold their next meeting on April 9, 2025, at 6:30 p.m.

There being no further business to discuss, the meeting was adjourned.





President, Board of Directors



Secretary, Board of Directors