

**MINUTES OF REGULAR MEETING
FORT BEND COUNTY W.C. & I.D. NO. 2
FORT BEND AND HARRIS COUNTIES, TEXAS**

January 24, 2024

The Board of Directors of Fort Bend County Water Control & Improvement District No. 2 of Fort Bend and Harris Counties, Texas, met in regular session, open to the public, on the 24th day of January 2024, at 6:30 pm, at the District Office, 2331 South Main, Stafford, Texas, within the boundaries of the District, and the roll was called of the duly constituted members of the Board, to-wit:

John K. Rose	President
Jody Court	Vice President
Linda Walker	Secretary
Harvey Koudelka	Assistant Secretary
Linda Burks	Assistant Secretary

And all of said persons were present thus, constituting a quorum.

Also, Mr. Harry Thompson, Ms. Kim Cannon, with Allen Boone Humphries Robinson, LLP, Mr. Drew Crow with Quiddity, Ms. Leslie Cook and Mr. Larry Liu with RBC Capital Markets, Mr. Greg McGrath with McGrath & Co., PLLC, Owen Matherne, Jason Kirby, Ray Casal and Robbie Ginsel.

1. Call meeting to order;

President Rose: Called the meeting to order at 6:31pm.

2. Pledge of Allegiance to the Flag of our Country and State.

All: Cited the Pledge of Allegiance to the Flag of our Country and State.

3. Audience comments. Comments from the audience (for matters not on the agenda). This provides an opportunity to comment on non-agenda items in advance of the regular business of the Board of Directors. Comments shall be limited to three (3) minutes per person. By state law, comments by the President or Board members on any item not on the agenda shall be limited to;

- a. Statement of specific factual information given in response to any inquiry;
- b. A recitation of existing policy in response to any inquiry;
- c. A proposal to place the subject on the agenda for a future meeting;

President Rose: Stated no audience comments.

4. Approve Board meeting minutes of January 10, 2024;

Vice President Court made a motion to approve the Board meeting minutes of January 10, 2024; **Seconded by; Assistant Secretary Koudelka; Favor: 5 to 0.**

5. Approve audit for fiscal year end September 30, 2023;

Mr. Greg McGrath with McGrath & Co., PLLC: Reviewed the audit for fiscal year end September 30, 2023, with the Board. After presentation **Vice President Court** made a motion to approve the audit for fiscal year end September 30, 2023, as presented; **Seconded by; Assistant Secretary Burks; Favor: 5 to 0.**

6. Review and approve report on electricity consumption and energy efficiency measures and authorize any necessary action;

General Manager: Reviewed the report on electricity consumption and energy efficiency measures with the Board. After discussion, **President Rose made a motion to place the report in the District records; Seconded by; Vice President Court; Favor: 5 to 0.**

7. Engineer’s Report, including status of the following District projects and authorize any necessary action;

a. Stafford Run Emergency Well-Rework

District Engineer: Discussed the progress of Stafford Run Water Well Rework. Information only no action required.

Test Date	January 17	January 18	January 19
Static Level	234	234	234
Operating Pressure	14 PSI	14 PSI	14 PSI
Flow Rate	635 GPM	632 GPM	625 GPM
Pumping Level	324 feet	324 feet	326 feet
Drawdown	90 feet	90 feet	92 feet
Specific Capacity	6.9 gal/ft	7.0 gal/ft	6.8 gal/ft
Star-up Sand (10 min.)	95 ppm	53 ppm	47 ppm
Sand	10 ppm	7.6 ppm	7 ppm
Test duration	180 minutes	180 minutes	180 minutes

b. Staffordshire Road Waterline Extension

District Engineer: Reviewed the presentation of the project and gave update to the Board. Information only no action required.

c. Miscellaneous development/repair and improvement projects

Mr. Kirby gave an update on the amount and scope of the current development within the District.

121 Commercial Projects:

- Dulles Development – 1005 Dulles Avenue – 254 units
- Nexus Apartments – 11111 Nexus Avenue – 350 units
- TI-Multi Family Phase IV – 11117 Signal Way – 366 units
- Oak Lofts Crossing – 4639 Techniplex Drive – 60 units
- Stafford RV Resort (5th Street WSC) – 1711 Moore Road – 182 units

Residential Single- Family home subdivisions:

- Retreat at Stafford – 650 Brand Lane – 46 homes
- Enclave at Stafford – 605 Dulles Avenue – 47 homes
- Park Hill Villas – 0 Stafford Run – 85 homes

d. General Engineering, development plats, consent to encroach agreements, easements, facilities, annexations, and development issues.

District Engineer: Surface Water Treatment Plant Expansion Project

- Preconstruction meeting scheduled for February 13, 2024

8. Approve Utility Construction and Conveyance Agreement with Stafford Logistics;

Mr. Harry Thompsom with ABHR: Discussed the Utility Construction and Conveyance Agreement for Stafford Logistics with the Board, explaining this is the Districts standard form. The agreement is in order

with a minor change to the language in the first paragraph of the agreement. After discussion, **Vice President Court made a motion to approve the execution of the agreement with changes present by the Districts legal team; Seconded by; Assistant Secretary Koudelka; Favor: 5 to 0.**

9. Review and discuss Financial Statement for December 2023 and authorize any necessary action;

General Manager: Reviewed the Financial Statement for December 2023 with the Board. Information only no action required.

10. Review Quarterly Investment Report and authorize any necessary action;

General Manager: Reviewed the Quarterly Investment Report with the Board, after discussion **President Rose made a motion to approve the Quarterly Investment Report; Seconded by; Vice President Court; Favor: 5 to 0.**

11. Approve District expenditures;

Vice President Court made a motion to approve the District expenditures; Seconded by; Secretary Walker; Favor: 5 to 0.

12. District operations, including but not limited to; Administrative, Field Service, Wastewater and Surface Water Treatment facilities and authorize any necessary action;

General Manager: Discussed the following items with the Board.

- Amendment to the Rate Order to include recycling fees from Green For Life; this item will be placed on the February agenda.
- Discussed odor control at Hwy.90/Kirkwood at Lift Stations 8 and 16. Staff are acquiring quotes to have cleaned/jetted/televised and adding microsolv to help with the odor, staff will begin measuring the H₂S before and after the microsolv is added to the Lift Stations.
- Surface Water Treatment Plant was down one day; communication issue, the issue has been repaired and the plant is in normal operation. Staff are obtaining quotes on replacing the fiber optic cable.
- Discussed ongoing private fire line issue at Hwy. 90 and FM 1092; no way to isolate the break at the main; internal problem. Ashcroft Bakery has temporary service however the other tenants at this location do not have water without terminating water to the entire complex. The Fire Marshall shut down the complex until the fire line is back in service.

13. Real estate acquisition, and authorize appropriate action;

President Rose: Stated this agenda item will be discussed in Executive Session.

President Rose: Convened into Executive Session at 7:38 p.m.

President Rose: Re-convened into Open Session at 7:45 p.m. After opening the meeting **Vice President Court made a motion to authorize staff to move forward as discussed in Executive Session; Seconded by; President Rose; Favor: 5 to 0.**

14. Update on Unlimited Tax Bonds, Series 2024, Bond Matters and Fees and authorize appropriate action;

Mr. Harry Thompson with ABHR: Discussed the Unlimited Tax Bonds, Series 2024, bond matters and fees with the Board. Mr. Thompson specifically mentioned the existing contract with Quiddity relating to the Surface Water Treatment Plant Expansion. Mr. Thompson stated the contract between the District and Quiddity is in compliance with the law and in keeping with current practices and as such all fees based on it are valid.

Mr. Jason Kirby: Mr. Kirby: Informed the Board that he completed several meetings to discuss and negotiate with Quiddity regarding their fees for the Surface Water Treatment Plant Expansion. He stated that the District has received quality engineering services and the existing contract agreement was fair. However, this single project due to the complexity, recent economics and construction cost was a special circumstance. Mr. Kirby stated that after careful review and discussions, Quiddity has agreed to propose a single amendment their contract for this project only to reduce the Preliminary phase percentage to 1.25% and Design phase percentage to 6.10% resulting in a significant saving to the District.

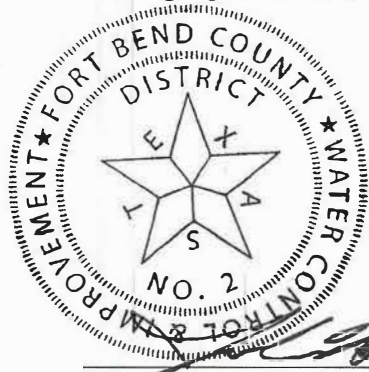
After discussion **Vice President Court made a motion to approve the amendment of the Quiddity contract for the Surface Water Treatment Plant Expansion as presented; Seconded by; Assistant Secretary Koudelka; Favor: 4 to 0.** Secretary Walker abstained.

15. Future agenda items;

President Rose: Stated any future agenda items to contact the General Manager, Robbie Ginsel, or himself.

16. Adjourn.

Secretary Walker made a motion to adjourn; Seconded by; Vice President Court; Favor: 5 to 0. The meeting adjourned at 7:46 pm.



John K. Rose – President

Linda Walker - Secretary

Attachments

Call meeting to order	1
Pledge of Allegiance to the Flag of our Country and State	1
Audience comments	1
Approve Board meeting minutes of January 10, 2024	1
Approve audit for fiscal year end September 30, 2023	1
Review and approve report on electricity consumption and energy efficiency measures	2
Engineer's Report	2
Approve Utility Construction and Conveyance Agreement with Stafford Logistics	3
Review and discuss Financial Statement for December 2023	3
Review Quarterly Investment Report	3
Approve District expenditures	3
District operations	3
Real estate acquisition	3
Update on Unlimited Tax Bonds, Series 2024, Bond Matters and Fee	4
Future agenda items	4
Adjourn	4