

MINUTES

FORT BEND COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2

August 20, 2025

The Board of Directors (the "Board") of Fort Bend County Water Control and Improvement District No. 2 (the "District") met in regular session, open to the public, on the 20th day of August 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

Also present were Owen Matherne, Jason Kirby, Sandra Castro, Lena Lopez, and Veronica Padilla-Estrada, employees of the District; Drew Crow of Quiddity Engineering, LLC ("Quiddity"); Katie Carner and Carli Trojcek of Allen Boone Humphries Robinson LLP ("ABHR"); and Julie Wall and Cody Wall of The Clever Insurance ("Clever").

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 July 23, 2025, regular meeting. After review and discussion, Director Court moved to approve the minutes of the July 23, 2025, regular meeting. Director Koudelka seconded the motion, which passed 3-0, with Director Burks being absent from the vote.

RESOLUTION NOMINATING CANDIDATE FOR BOARD OF DIRECTOR ELECTION
FOR HARRIS CENTRAL APPRAISAL DISTRICT

The Board considered adopting a resolution to nominate a candidate for the election of the Board of Directors of the Harris Central Appraisal District. Ms. Carner recommended a candidate for the Board's consideration. After discussion, the Board took no action.

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. 17 in the amount of \$2,239,216.57 payable to LEM Construction Company, Inc. ("LEM") for work completed. Mr. Kirby informed the Board that a change order will be presented at the next regular meeting to address the installation of incorrect brick material. He noted the proposed change order will include removal of the incorrect brick and replacement with the originally specified material. Following review and discussion, Director Rose moved to approve Pay Estimate No. 17, as presented. Director Court seconded the motion, which carried unanimously.

STAFFORDSHIRE ROAD WATERLINE EXTENSION

There was no discussion on this agenda item.

MW INDUSTRIAL 8-INCH WATERLINE EXTENSION MURPHY ROAD

Mr. Kirby updated the Board regarding construction of the MW Industrial Murphy Road Waterline Extension. He next presented and reviewed Change Order No. 001, which modifies the existing contract with Android Construction Services, LLC ("Android") by decreasing the contract amount by \$61,657.00, resulting in a revised total contract amount of \$114,059.00. Mr. Kirby then reviewed and recommended approval of Pay Estimate No. 3 and Final in the amount of \$24,801.95, payable to Android, for work completed. Mr. Kirby recommended the Board accept partial substantial completion of the project to initiate service to the customer.

Following review and discussion, Director Rose moved to approve Pay Estimate No. 3 and Final, approve Change Order No. 001, and accept partial substantial completion of the project as presented. Director Court seconded the motion, which carried unanimously.

MANHOLE REHABILITATION,

There was no discussion on this agenda item.

WASTEWATER TREATMENT PLANT NO. 1 IMPROVEMENTS

There was no discussion on this agenda item.

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.

RENEWAL OF DISTRICT'S MEDICAL INSURANCE POLITY AND AUTHORIZE ANY
NECESSARY ACTION

Ms. Castro presented the District's medical insurance renewal options for the 2025-2026 plan year. She introduced Mr. Wall and Ms. Wall from Clever to explain the differences between the two (2) proposed plans. Mr. Wall and Ms. Wall reviewed the renewal options and discussed the potential benefits of offering Flexible Spending Accounts to assist employees with out-of-pocket expenses.

Mr. Wall and Ms. Wall further reported that the Districts' dental and vision plans would be renewed with UnitedHealthcare ("UHC") and that no Board action was required for those renewals.

Following review and discussion, Director Court moved to approve the second renewal option of the UHC fully funded plan. Director Rose seconded the motion, which carried unanimously.

FINANCIAL STATEMENT FOR JULY 2025

Mr. Matherne presented the financial statement for the month of July 2025, a copy of which is attached. Director Rose initiated discussion regarding re-evaluating GRP rates for the Surface Water Treatment Plant. After review and discussion, the Board took no action.

DISTRICT EXPENDITURES

Mr. Rose discussed approving District's expenditures, a copy of which is attached. Following review and discussion, Director Court 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 July 2025, a copy of which is attached. After review and discussion, the Board took no action.

DISTRICT OPERATIONS

Director Rose informed the Board of a recent DocuSign email scam and provided relevant details. Discussion ensued regarding protective measures that are in place to protect against spam emails.

Mr. Matherne updated the Board on the fire hydrant issue in Vaccaro Manor and outlined recent corrective actions implemented by District staff.

Director Koudelka inquired about the property located at 8621 S. Houston Parkway and the status of its request for water and sanitary sewer service. The Board discussed the matter, and no action was taken.

Director Rose inquired about the recent bankruptcy filing by Hooters of America, LLC and the current operational status of its franchise located in Stafford, Texas.

Director Burks addressed concerns regarding odor reported near Kirkwood Drive and South Main Street. It was noted that further investigation may be required to determine the origin of odor.

Mr. Matherne informed the Board that Mr. Kirby had submitted his notice of resignation. He expressed appreciation for his years of dedicated service to the District and thanked him for his contributions.

CONVENE IN EXECUTIVE SESSION TO CONSULT WITH ATTORNEY PURSUANT TO SECTION 551.074 TEXAS GOVERNMENT CODE

The Board convened in executive session at 7:50 p.m. pursuant to Section 551.074, Texas Government Code. Present at the closed meeting were Directors Rose, Court, Koudelka, Burks, Mr. Matherne, Ms. Carner, and Ms. Trojcek.

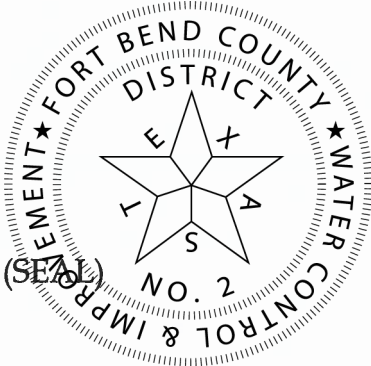
RE-CONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION

At 7:57 p.m., the Board reconvened in open session.

FUTURE AGENDA ITEMS

The Board concurred to hold their next meeting on September 10, 2025, at 6:30 p.m.

There being no further matters to come before the Board, the meeting was adjourned at 7:59 p.m.





President, Board of Directors



Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Meeting minutes.....	1
Financial report	3
District expenditures	3
Operation Report	4