

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

October 22, 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 October 22, 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 thus constituting a quorum.

Also present were Owen Matherne, Sandra Castro, and Amanda Boyd, employees of the District; Drew Crow and Kyle Kaspar 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 October 8, 2025, special meeting. After review and discussion, Director Court moved to approve the minutes of the October 8, 2025, special meeting. Director Koudelka seconded the motion. The motion carried unanimously.

ASSOCIATION OF WATER BOARD DIRECTORS (“AWBD”) BYLAWS VOTE AND VOTER REPRESENTATIVE CONFIRMATION

Ms. Carner stated that AWBD is requesting Districts designate a voting member representative for its Bylaws election. She stated that each AWBD member district will be able to cast a ballot by designating a board member as the District’s voting member representative. She noted that voting opens Monday, October 27, 2025, goes through the 2026 AWBD Midwinter Conference, and ends on Tuesday, January 27, 2026. Following discussion, no action was taken by the Board.

ENGINEERING MATTERS

Mr. Crow 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. Crow/Kaspar 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. 19 in the amount of \$ 2,231,076.87 payable to LEM Construction Company, Inc. (“LEM”) for work completed. Following review and discussion, Director Rose moved to approve Pay Estimate No. 19, as presented. Director Court seconded the motion, which carried unanimously.

WASTEWATER TREATMENT PLANT NO. 1 REHABILITATION

Mr. Crow updated the Board regarding construction of the Wastewater Treatment Plant No. 1 Rehabilitation. LEM is progressing with demolition activities and completing submittals for major equipment.

STAFFORDSHIRE ROAD WATERLINE EXTENSION

Mr. Crow updated the Board regarding construction of the Staffordshire Waterline Extension to Independence. ISJ Underground Utilities (“ISJ”) encountered field conflicts with a power line that required modification from the original design. ISJ has submitted Change Order No. 2 in the amount of \$ 25,430.50 for the additional work. The Board determined that Change Order No. 2 is beneficial to the District. After review and discussion, Director Rose moved to approve Change Order No. 2 in the amount of \$ 25,430.50 as an increase to the contract with ISJ, based upon the Board’s finding that the Change Order is beneficial to the District and the engineer’s recommendation. Director Court seconded the motion, which passed by unanimous vote.

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 SEPTEMBER 2025

Mr. Matherne presented the financial statement for the month of September 2025, a copy of which is attached. Director Rose inquired about the District's bond sale. 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 Court moved to approve the presented expenditures and payment of bills. Director Koudelka seconded the motion, which passed unanimously.

QUARTERLY INVESTMENT REPORT

Mr. Matherne discussed the Quarterly Investment Report, a copy of which is attached. Director Rose moved to approve the Quarterly Investment Report, as presented. Director Court seconded the motion, which passed unanimously.

DISTRICT SURPLUS INVENTORY

Mr. Matherne discussed two 2014 F-150 trucks owned by the District and the need to declare the trucks as surplus inventory and be sold to a vehicle reseller as the District has done in the past. Director Koudelka inquired about condition of the trucks. Mr. Matherne discussed the condition of the trucks. Following review and discussion, Director Court made a motion to declare the property as surplus and to proceed with the sale of items. Director Burks seconded the motion, which carried unanimously.

REVIEW QUOTES FOR VEHICLE PURCHASE

Mr. Matherne reported that the District solicited proposals for the purchase of two (2) 2026 Ford F-150 trucks for the Field Service Department. The Board reviewed the proposals from Plant Ford, Chastang Ford, and Helfman Ford. The low bid was from Helfman Ford, Inc. for \$ 39,382.84 per vehicle. Following review and discussion, Director Court made a motion to approve the proposal from Helfman Ford, Inc. for a purchase of two vehicles. Director Koudelka seconded the motion, which was carried unanimously.

DISTRICT OPERATIONS

Mr. Matherne updated the Board on the status of the Sta-Mo Park development. He discussed the meeting between Fort Bend County and District regarding the 5th Street Water Supply Corporation.

CONVENE IN EXECUTIVE SESSION PURSUANT TO CHAPTER 551.071, TEXAS GOVERNMENT CODE

The Board convened in Executive Session at 7:01 p.m. pursuant to Chapter 551.071 of the Texas Government Code to discuss matters relating to real property. Mr. Matherne, Ms. Carner, Ms. Trojcek, Mr. Crow, and Mr. Kaspar were also present to obtain the necessary legal advice from its General Manager, attorney, and engineer.

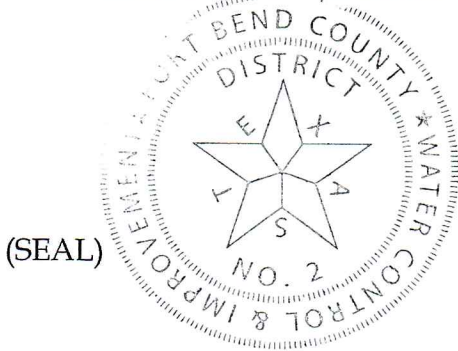
RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION

The Board reconvened in open session at 7:07 p.m. Director Court moved to (1) authorize their agent to proceed with services related to real property purchases with the counteroffer; and (2) take all other necessary actions in connection therewith pursuant to the Board's direction and discussion in Executive Session. Director Koudelka seconded the motion. Upon hearing no objections or abstentions from the Directors, the motion passed unanimously.

FUTURE AGENDA ITEMS

The Board concurred to hold their next meeting on November 12, 2025, at 6:30 p.m.

There being no further business to discuss, the meeting was adjourned at 7:09 p.m.





President, Board of Directors



Secretary, Board of Directors

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