

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

December 10, 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 10th day of December 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 Lena Lopez, employees of the District; Drew Crow and Kyle Kaspar of Quiddity Engineering, LLC ("Quiddity"); Jake Terry 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 November 12, 2025, regular meeting. After review and discussion, Director Koudelka moved to approve the minutes of the November 12, 2025, regular meeting. Director Burks seconded the motion.

All Directors voted in favor of the motion, except Director Court, who abstained from voting, and the motion passed.

TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR THE ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") WINTER CONFERENCE

Ms. Carner reviewed the District's Travel Reimbursement Guidelines (the "Guidelines") and the Board discussed expenses for the upcoming Association of Water Board Directors winter conference (the "Conference"). The Board concurred to authorize up to two days of per diem, and any reasonable meals not provided by the conference for any Director attending the conference, if submitted in accordance with the District's Guidelines.

REVIEW AND UPDATE EMINENT DOMAIN REPORT TO THE TEXAS COMPTROLLER

Ms. Carner reported ABHR has filed the District's Eminent Domain Authority Annual Report with the Comptroller of the State of Texas pursuant to Section 2206.154, Texas Government Code.

DISTRICT RATE ORDER

Mr. Matherne presented the proposed Amended Rate Order with the Board. The Board reviewed staff recommendations, which included adjustments to tap fees, inspection fees, deposits, water and sewer rates, and updates to exhibits and forms per Texas Commission on Environmental Quality ("TCEQ") standards. Following review and discussion, Director Court moved to adopt the Amended the Rate Order, subject to finalization, and direct that the Order be filed appropriately and retained in the District's official records. Director Burks seconded the motion, and the motion carried unanimously.

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 updated the Board regarding construction of the Surface Water Treatment Plant Expansion to 7.8 MGD Phase II. He noted LEM Construction Company, Inc. ("LEM") made progress across the site including installation of the fire sprinkler system, membrane system air compressors, major process piping and painting, electrical and HVAC units, low lift pump station pump cans, backfill and dewatering for Train 2, and sections of underground piping. Mr. Crow reviewed and recommended approval of Pay Estimate No. 21 in the amount of \$1,051,023.00 payable to LEM for work completed. Following review and discussion, Director Rose moved to approve Pay Estimate No. 21, as presented. Director Koudelka 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. He stated LEM completed demolition of the Primary Clarifier No. 1 components and sludge holding tank covers, removed sludge from the holding tanks, and began layout of the electrical equipment pad and saw cutting for conduit installation. Mr. Crow reviewed and recommended approval of Progress Payment Request No. 2 submitted by LEM in the amount of \$ 352,070.00. Following review and discussion, Director Rose moved to approve Pay Estimate No. 2, as presented. Director Koudelka seconded the motion, which carried unanimously.

STAFFORDSHIRE ROAD WATERLINE EXTENSION

Mr. Crow updated the Board regarding construction of the Staffordshire Road Waterline Extension. He noted ISJ Underground Utilities ("ISJ") completed installation of wet connections to the waterlines. Mr. Crow reviewed and recommended approval of Pay Estimate No. 5 in the amount of \$ 16,833.60 payable to ISJ for work completed. Following review and discussion, Director Rose moved to approve Pay Estimate No. 5, as presented. Director Koudelka seconded the motion, which carried unanimously.

FRANCES SITE WORK AND GENERATOR

Mr. Crow informed the Board that the design of the Frances Site Work (the "Frances Work") has been completed and received approval from the City of Stafford (the "City"). He informed the Board that the estimated cost of this project is \$1,100,000.00. Mr. Crow requested the Board authorize him to advertise for the construction of the Frances Work. Following review and discussion, Director Rose moved to authorize the engineer to advertise for bids. Director Court seconded the motion, which passed unanimously.

Mr. Crow updated the Board regarding the Frances Water Plant Generator Addition (the "Frances Generator"), noting that the project would be separate from the Frances Work. Discussion ensued regarding the size of the generators. Mr. Crow informed the Board that the design of the Frances Generator is complete and they have received approval from the City. He further informed the Board that the final estimated cost of this project is \$ 1,800,000.00. Mr. Crow requested the Board authorize him to advertise for bids for the construction of the Frances Generator. After review and discussion, Director Rose moved to authorize the engineer to advertise for bids. Director Court seconded the motion, which passed unanimously.

MW INDUSTRIAL MURPHY ROAD WATERLINE EXTENSION

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.

FINANCIAL STATEMENT FOR NOVEMBER 2025

Mr. Matherne presented the financial statement for the month of November 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 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 November 2025, a copy of which is attached.

HOLIDAY SCHEDULE FOR YEAR 2026

Mr. Matherne presented the holiday schedule for the 2026 calendar year. After discussion, Director Court made a motion to approve the holiday schedule for 2026, as presented. The motion was seconded by Director Burks, which passed unanimously.

DISCUSS THE COATING AND DESIGN ON THE ELEVATED STORAGE TANK AND AUTHORIZE ANY NECESSARY ACTION

Director Burks proposed acknowledging former students from the Stafford Municipal School District by adding their name to the elevated storage tank. Discussion ensued regarding funding from other entities to help in this initiative, as well as, alternate options. After discussion, the Board took no action.

DISTRICT OPERATIONS

Mr. Matherne updated the Board regarding the Ground Water Reduction Plan Rate Increase.

Mr. Matherne updated the Board regarding the SETH program. He noted District staff has been in contact with Jeffery Williams, Assistant Principal at Stafford High School as a point of contact regarding the program.

Mr. Matherne informed the Board that the District is waiting to receive a request from Fort Bend County regarding additional capacity needs and a new agreement with the Fifth Street Water Supply Corporation.

Mr. Matherne informed the Board that the District is coordinating with the Stafford Municipal School District's attorney regarding the Surface Water Transmission Lines ("SWTL") easements.

Mr. Matherne informed the Board of a waterline repair in Hunter's Green subdivision. He also noted that a private irrigation system installed within the District's easement was damaged during repair. Mr. Matherne inquired whether the District would consider assisting with the cost of repair. After review and discussion, the Board determined that no assistance would be provided, as the system is located within the right of way, and the District is not legally responsible.

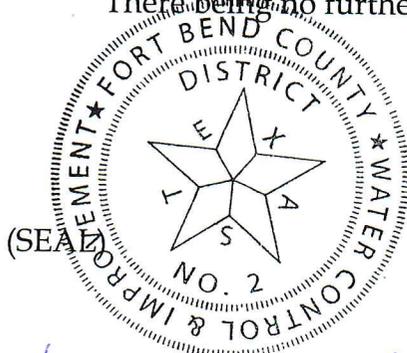
Mr. Matherne informed the Board that there was an increase in turn-offs for the month of December. He also discussed an incident involving a customer during an attempt to disconnect service.

Director Burks and Director Court discussed their availability for the proposed Board meeting date of January 14, 2026. Director Rose proposed changing the meeting date to January 7, 2026.

FUTURE AGENDA ITEMS

The Board concurred to hold their next meeting on January 07, 2026, at 6:30 p.m.

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



Harry E Kauderha
Secretary, Board of Directors

[Signature]
President, Board of Directors

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