

CY-CHAMP PUBLIC UTILITY DISTRICT
Minutes of Meeting of Board of Directors
June 16, 2022

The Board of Directors of Cy-Champ Public Utility District (the “District”) met at 13455 Cutten Road, Suite 1A, Houston, Texas on June 16, 2022, in accordance with the duly posted notice of said meeting, with a quorum of directors present as follows:

Ron Walkoviak, president
Richard M. Spurlock, vice president
Shelley Serres, secretary
Harold W. Greer, assistant secretary
Polly Looper, security coordinator

and being absent:

None

Also present were Chayn Mousa, HCCO Sgt. Anthony Sebastian, Deputy Constable Karl Thomas, Michelle Guerrero of Bob Leared Interests, Tiffany Loggins* of L&S District Services, LLC, Mike Plunkett of Eagle Water Management Company, Dennis Sander and Rene Hurtado of Sander Engineering Corporation, Katie Golzarri* of Clark Condon Associates, Inc., Mark W. Brooks* of Young & Brooks, and District resident Randy Pineda.
[* indicates attendance by videoconference]

The president called the meeting to order and declared it open for such business as might come before it.

APPROVAL OF MINUTES

Upon motion duly made, seconded and unanimously carried, the board approved the minutes of the May 19, 2022 and June 6, 2022 meetings as presented.

QUESTIONS/COMMENTS FROM THE PUBLIC

Local developer Chayn Mousa reported that apartment resident parking along Reissen Lane is obstructing traffic and asked that the District’s contract deputies enforce any applicable parking regulations.

CONSULTANT/VENDOR CONTRACTS

Katie Golzarri of Clark Condon Associates, Inc. (CCA) presented and after discussion, upon motion duly made, seconded and unanimously carried, the board approved a proposal by CCA to add \$25,000 for additional work to their technical services agreement with the District.

After discussion, upon motion duly made, seconded and unanimously carried, the board approved new Comcast Service Agreements for the District's office and the two service locations at Cy-Champ Park.

TxDOT AGREEMENTS

After discussion, upon motion duly made, seconded and unanimously carried, the board approved an Advance Funding Agreement and a Standard Utility Agreement for relocation of utilities to accommodate TxDOT's pending FM1960 project.

MONTHLY REPORTS

Michelle Guerrero of Bob Leared Interests, Inc., the District's tax assessor, reported as to the status of District tax collections. The District is 97.678% collected for 2021 taxes, and over 99% collected for all prior years.

Tiffany Loggins of L&S District Services, LLC, the District's bookkeeper, presented their monthly report. She also presented to the board a list of bills for the approval of payment, a copy of which is attached hereto.

Mike Plunkett of Eagle Water Management Company (Eagle), the District's operator, presented a written summary report regarding District operations and facilities. Mr. Plunkett reviewed the report with the board and responded to questions.

Mr. Plunkett presented a request by the customer at 22 Champions Court for an adjustment to their recent bill from the District, which was unusually high due to a water leak that has since been repaired. After discussion, the board agreed with the operator's proposal to charge for the excess usage at the District's lowest tier of \$1.00 per thousand gallons, and to offer a payment plan for the remaining balance due.

Security Coordinator Polly Looper and HCCO Sgt. Anthony Sebastian reported as to matters regarding security within the District.

Dennis Sander and Rene Hurtado of Sander Engineering Corporation (SEC), the District's engineers, presented a written summary report regarding the status of pending District projects. Mr. Sander and Mr. Hurtado reviewed the report with the board and responded to questions.

Katie Golzarri of Clark Condon Associates, Inc. (CCA), the District's landscape architects, reported as to the status of matters pending with respect to the District's park system. Ms. Golzarri reviewed their report with the board and responded to questions.

After discussion, the board unanimously authorized director Looper to approve a proposal for removal of a dead pine tree near the westerly boundary of the District's future park tract at Cutten and Champions Centre Drive.

Ms. Golzarri suggested and the board agreed to look at scheduling a special meeting for a park planning workshop before the next regular board meeting.

Upon motion duly made, seconded and unanimously carried, the board approved all consultant reports not already approved by separate motion, and payment of all bills presented.

FM1960 SECURITY

Polly Looper reported that the Houston Northwest Chamber of Commerce is in the process of attending the various individual district board meetings to explain the Chamber's proposal to fund additional law enforcement coverage along FM1960 through an organization that would be formed by contract among the adjacent water districts.

KLEINWOOD JOINT POWERS REPORT

Board member Richard Spurlock reported as to matters pending before the Kleinwood Joint Powers Board (the "JPB"). Construction of the Reclaimed Water Supply Producer System Project is nearly complete. Start-up of the entire reclaimed water system was performed on May 17, 2022. Remaining work includes installation of the perimeter fence, calibration of the motor actuated control valves, and final programming of the communication link between pump station and meter station. Delivery of the fiber optic cable is delayed but it can be installed later and will not delay substantial completion. The plant engineers are coordinating final close-out of the Reclaimed Water Line project with the contractor, G&A Boring Direccional, LLC.

As discussed in previous meetings, the JPB received an inquiry from Harris County WCID No. 119 regarding the availability of wastewater treatment capacity in the Kleinwood Joint Powers WWTP. The individual districts are reviewing their determinations of the capacity amounts that could be made available, and considering appropriate pricing for the capacity.

There being no further business to come before the board, the meeting was adjourned.

Secretary

Attachments - Bookkeeper's Report