

CY-CHAMP PUBLIC UTILITY DISTRICT
Minutes of Meeting of Board of Directors
September 23, 2024

The Board of Directors of Cy-Champ Public Utility District (the “District”) met at 13455 Cutten Road, Suite 1A, Houston, Texas on September 23, 2024, 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 HCCO Sgt. Anthony Sebastian, HCCO Deputy Karl Thomas, Corey Howell of The GMS Group, L.L.C., Michelle Guerrero of Bob Leared Interests, Inc., Tiffany Loggins of L&S District Services, LLC, Mike Plunkett of Eagle Water Management Company, Dennis Sander of Sander Engineering Corporation, Katie Golzarri of Clark Condon Associates, Inc., and Mark W. Brooks of Young & Brooks.

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

SECURITY REPORT

Security Coordinator Polly Looper and HCCO Sgt. Anthony Sebastian reported as to matters regarding security within the District and responded to questions. After the report was concluded, Sgt. Sebastian and Deputy Thomas excused themselves from the meeting.

APPROVAL OF MINUTES

Upon motion duly made, seconded and unanimously carried, the board approved the minutes of the August 15, 2024 meeting as presented.

QUESTIONS/COMMENTS FROM THE PUBLIC

There were no questions or comments from the public.

CONSULTANT/VENDOR CONTRACTS

No action was needed.

TAX RATE

Corey Howell of The GMS Group, L.L.C., the District's financial advisors, distributed and reviewed a memorandum and spreadsheet regarding the District's financial requirements to be met with the tax levy for 2024. After review and discussion, the board determined that the District is a "Developed District" as defined by Texas Water Code Section 49.23602. Based upon the District's taxable value as certified by the Harris County Appraisal District, GMS is recommending a debt service tax rate of \$0.160, a water, sewer, and drainage system maintenance tax rate of \$0.095, and a recreational facilities maintenance tax rate of \$0.095, for a total 2024 tax rate of \$0.35. After discussion, upon motion duly made, seconded and unanimously carried, the board authorized the publication of the District's proposed 2024 tax rate as recommended by GMS. The board determined to formally adopt the tax rate at the next regular board meeting, and Mr. Howell excused himself from the meeting.

NHCRWA FEES

After discussion, upon motion duly made, seconded, and unanimously carried, the board approved reducing the NHCRWA fee for District customers to \$3.05 per 1000 gallons, commencing with the October, 2024 customer billings.

MONTHLY REPORTS

Michelle Guerrero of Bob Leared Interests, Inc., the District's tax assessor, reported as to the status of District tax collections. She also presented the District's monthly SPA revenue report. The District is 99.412% collected for 2023 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 their report with the board and responded to questions.

Michelle Kincer of Storm Water Solutions and Zach Halbert of Champions Hydro-Lawn were not in attendance but had forwarded their reports as to the condition of the storm water detention facilities that they maintain for the District, which the board reviewed.

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

In response to Mr. Sander's inquiry, upon motion duly made, seconded and unanimously carried, the board authorized SEC to advertise for bids on the Haynes Road Waterline Replacement project with an anticipated construction start date in January, 2025.

Mr. Sander reported that SEC solicited proposals for installation of the Lift Station No. 2 generator. He recommended and after discussion, upon motion duly made, seconded and unanimously carried, the board accepted the proposal by McDonald Municipal and Industrial based on their low bid of \$89,629.00.

Mr. Sander reported that the TCEQ has approved the District's elevated storage tank Alternative Capacity Request application.

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.

Ms. Golzarri presented and recommended board approval of the following Change Order(s) to the District's contract with Texas Wall Systems, LLC dba Texas Wall and Landscape (TWL) for construction of Parks A and B:

- Change Order No. 13 to reconstruct the retaining wall at the Park A parking lot, at a contract price increase of \$28,815.00.

Ms. Golzarri presented and recommended board approval of the following Pay Application(s) to Texas Wall Systems, LLC dba Texas Wall and Landscape (TWL) on their contract for construction of Parks A and B:

- Pay Application No. 11W in the amount of \$-0- for WSD items
- Pay Application No. 11P in the amount of \$274,288.57 for Park items

The board discussed the public's interest in making use of the new parks being developed by the District and the need to keep the public informed as to progress toward completion. The board agreed that communication through the HOA boards is the best way to keep the public informed during the remaining weeks before the parks are opened to the public.

Upon motion duly made, seconded and unanimously carried, the board approved all consultant reports not already approved by separate motion, and all recommended pay estimates, pay applications, change orders, and bills presented.

KLEINWOOD JOINT POWERS REPORT

Board member Richard Spurlock reported as to matters pending before the Kleinwood Joint Powers Board (the "JPB"). The JPB approved a Change Order to the construction contract for the

Thickener Rehab project, deleting bid item 5 to drain and clean the thickener basin as authorized at the time of the contract award, for a contract price decrease of \$118,500.

The frequency of the reclaimed water system filter backwashes was normal during the month of August, averaging 9.5 backwashes per day.

The submersible sample pump for the reclaimed water system to circulate reclaimed water to the chlorine contact basin in order to enable accurate sampling of the reclaimed water at the wet well, which in turn will facilitate delivery of reclaimed water to Champions MUD for irrigation purposes, has been installed and is in service.

PENDING BUSINESS

Mr. Spurlock presented a proposal from ShotByEsco for audio editing services for the production of audio presentations with QR Code links regarding the individual veterans depicted in the Fallen Warriors Gallery paintings, at a bundled price of \$650 for each 25 audios, which upon motion duly made, seconded, and unanimously carried, the board approved subject to written confirmation of the deliverables.

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

Secretary

Attachments - Bookkeeper's Report