

CY-CHAMP PUBLIC UTILITY DISTRICT
Minutes of Meeting of Board of Directors
January 16, 2025

The Board of Directors of Cy-Champ Public Utility District (the “District”) met at 13455 Cutten Road, Suite 1A, Houston, Texas on January 16, 2025, 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 Russell Nelson of Lonestar Builders, Stephen Lord of Elevate Engineering, HCCO Cpl. Stephen Holle, Michelle Guerrero of Bob Leared Interests, Inc., Tiffany Loggins of L&S District Services, LLC, Mike Plunkett of Eagle Water Management Company, Michelle Kincer of Storm Water Solutions, Sam Miskimins of Champions Hydro-Lawn, Inc., 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 Cpl. Stephen Holle reported as to matters regarding security within the District and responded to questions. After the report was concluded, Cpl. Holle excused himself from the meeting.

APPROVAL OF MINUTES

Upon motion duly made, seconded and unanimously carried, the board approved the minutes of the December 19, 2024 meeting as presented.

QUESTIONS/COMMENTS FROM THE PUBLIC

There were no questions or comments from the public.

CONSULTANT/VENDOR CONTRACTS

Mr. Brooks presented and recommended board approval of a proposal by Arbitrage Compliance Services (ACS) to complete the 5-year arbitrage rebate report for the District's Series 2020 bond issue. After discussion, upon motion duly made, seconded and unanimously carried, the board approved the ACS proposal.

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 99.672% 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 (SWS) presented a written report with photographs reflecting the condition of the storm water detention facilities that they maintain for the District at the Prose and Cutten Road Detention Ponds. The report included dye test results for two sinkholes at the Prose Detention Pond. Ms. Kincer also presented and after discussion, upon motion duly made, seconded and unanimously carried, the board approved a proposal to repair the two sinkholes at a cost of \$5,160.

Sam Miskimins of Champions Hydro-Lawn, Inc. presented a written report with photographs reflecting the condition of the storm water detention facilities that they maintain for the District at the Cutten Road Business Park Detention Ponds.

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.

Russell Nelson of Lonestar Builders and Steven Lord with Elevate Engineering addressed the board on behalf of Quick Quack Car Wash regarding their proposed car wash to be located at 6809 FM1960. The District's wastewater collection capacity available to serve the remaining undeveloped property in the District is about 4000 gallons per day per acre, but Quick Quack needs a total of 9625 gallons per day, or about 8300 gallons per day per acre, which is in excess of the capacity available for their tract. They discussed operational procedures the car wash could

implement to reduce their wastewater discharge during times of peak usage, including possible installation of a lift station and pump that could control the rate and timing of their discharge. After discussion, the board asked that SEC prepare and submit a proposal to calculate peak flow limitations on discharge from the proposed car wash at Quick Quack's expense, in order to provide them with the data they need to determine whether they can meet those limitations.

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, recommended, and upon motion duly made, seconded and unanimously carried, the board approved a contract with Lake Management Services, LP for maintenance of the water feature at Park B once it is completed and in service, at a fee of \$500 per month plus chemicals.

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. 15W in the amount of \$12,367.80 for WSD items
- Pay Application No. 15P in the amount of \$68,763.60 for Park items

The board asked that CCA develop recommendations for the removal of trees with signs of pine bark beetle infestation along Cutten Parkway and in the District parks.

Upon motion duly made, seconded and unanimously carried, the board approved all consultant reports not already approved by separate motion, and all recommended proposals, pay estimates, pay applications, change orders, landscape maintenance work items, 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 contractor for the Thickener Rehab project is on-site this week to take interior measurements of the thickener. Once all measurements are received the thickener will go back into service while the new equipment is manufactured. The tank will be drained again once the equipment is ready for installation.

The engineers for the plant have developed a plan for the air supply line modifications and has received budgetary cost estimates for the work. They are proposing that the work be completed in two phases to allow for installation of a portion of the new air supply lines using funds from the current construction contract. Phase One would include a tie-in between the line supplying the digesters and the line supplying the chlorine contact basin. The budgetary estimate for the Phase I scope of work is \$163,000 and is recommended to be completed in lieu of the air line replacement

work included in the current contract, which totals \$130,000. A change order with a net increase of \$33,000 would be approximately a 2% increase to total contract price.

Phase Two of the air supply line modifications would complete the re-routing of the main air supply line around the backside of the aeration basins, away from the high vehicular traffic areas at the plant. The budgetary estimate for the Phase II scope of work is \$537,000. The engineers recommend adding this to the capital project plan for completion in the next 1-2 years.

The reclaimed water filter averaged 12.8 backwashes per day with a total rainfall of 5.52 inches. Most of the backwashes occurred over a 2-day period of locally heavy rain. If you exclude these outlier days the average was around 5 backwashes per day.

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

Secretary

Attachments - Bookkeeper's Report