

CY-CHAMP PUBLIC UTILITY DISTRICT
Minutes of Meeting of Board of Directors
April 17, 2025

The Board of Directors of Cy-Champ Public Utility District (the “District”) met at 13455 Cutten Road, Suite 1A, Houston, Texas on April 17, 2025, in accordance with the duly posted notice of said meeting, with a quorum of directors present as follows:

Richard M. Spurlock, vice president
Shelley Serres, secretary
Polly Looper, security coordinator

and being absent:

Ron Walkoviak, president
Harold W. Greer, assistant secretary

Also present were HCCO Sgt. Stephen Holle, HCCO Sgt. Chris Cipriano, Don Owen of MDL Consulting, Michael Bailey of McCall Gibson Swedlund Barfoot Ellis PLLC, Michelle Guerrero of Bob Leared Interests, Inc., Tiffany Loggins and Taylor Loggins of L&S District Services, LLC, Mike Plunkett of Eagle Water Management Company, Michelle Kincer of Storm Water Solutions, Sam Miskimins and Jeremy Canton of Champions Hydro-Lawn, Inc., Dennis Sander of Sander Engineering Corporation, Erin Larimore and Andrew Konyha of Clark Condon Associates, Inc., and Mark W. Brooks of Young & Brooks.

The vice 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. Stephen Holle reported as to matters regarding security within the District and responded to questions. Sgt. Holle introduced HCCO Sgt. Chris Cipriano, the contract supervisor for Greenwood and MUD 230. After the report was concluded, Sgt. Holle and Sgt. Cipriano excused themselves from the meeting.

APPROVAL OF MINUTES

Upon motion duly made, seconded and unanimously carried, the board approved the minutes of the March 20, 2025 meeting as presented.

QUESTIONS/COMMENTS FROM THE PUBLIC

Don Owen of MDL Consulting expressed an interest in acquiring a long-term lease or easement for an AT&T cell tower site on District property. After discussion, the board asked that

he provide engineer Dennis Sander with detail as to the site needed and the proposed tower. Mr. Owen thanked the board for the opportunity to pre present his inquiry and excused himself from the meeting.

APPROVE AUDIT

The board recognized Michael Bailey of McCall Gibson Swedlund Barfoot Ellis PLLC, who had previously distributed a draft of the District's audit for its fiscal year ending December 31, 2024. Mr. Bailey reviewed the draft audit with the board and responded to questions. After discussion, upon motion duly made, seconded and unanimously carried, the board approved the audit as presented, subject to any final comments provided by the directors or consultants.

ANNUAL REVIEW OF INVESTMENT POLICIES

The board conducted the annual review of the District's investment policies and investment strategies. The District's investment officers and auditor are not recommending any revisions. After discussion, upon motion duly made, seconded and unanimously carried, the board adopted the attached Resolution Reviewing Investment Policy and Investment Strategies.

CONSULTANT/VENDOR CONTRACTS

No action was needed.

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 97.750% collected for 2024 taxes, and over 99% collected for all prior years.

Taylor 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.

Mr. Plunkett recommended replacement of the generator at lift station no. 1. After discussion, upon motion duly made, seconded and unanimously carried, the board authorized engineer Dennis Sander to develop recommendations for replacement of the existing generator with a new natural gas generator.

Mr. Plunkett reported last month that Eagle discovered the Champions Park HOA was being billed for their irrigation system at Cutten Road and Pebble Beach off a District irrigation meter, resulting in significant over-charges. They have calculated the refund due at \$48,107.25, which the board unanimously approved for payment at the next regular meeting.

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.

Jeremy Canton of Champions Hydro-Lawn, Inc. (CHL) 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.

Mr. Sander recommended and after discussion, upon motion duly made, seconded and unanimously carried, the board authorized Windrose Land Surveying to proceed with resubmittal of the plat for Park C at an estimated cost of \$16,535.

Mr. Sander reported that SEC is investigating options to resolve a conflict between the Haynes Road Waterline Replacement project and an existing large storm sewer junction box.

Mr. Sander presented and reviewed a proposal by ADS Environmental Services (ADS) for a 90-day inflow and infiltration flow study of the District's wastewater collection system at a cost of \$49,980. SEC has estimated related engineering fees at \$20,320. After discussion, upon motion duly made, seconded and unanimously carried, the board approved the ADS proposal.

Mr. Sander is working with TxDOT to enable reimbursement of the District's costs to acquire the new waterline easement at the corner of Cutten and FM1960 that was needed to replace the abandoned easement in the widened TxDOT right-of-way at that intersection. Upon motion duly made, seconded, and unanimously carried, the board approved and authorized vice president Spurlock to sign a Quitclaim Deed of the abandoned easement to TxDOT.

Erin Larimore 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. Larimore reviewed their report with the board and responded to questions.

Ms. Larimore presented and recommended board approval of proposal(s) by Jinco Inc. (Jinco), the District's landscape maintenance contractor, for the following work items:

- Irrigation system repairs at a cost of \$2,148.95.

- Cy-Champ Park Dog Fountain repairs at a cost of \$885.00

Ms. Larimore also presented a Jinco proposal for color plantings at the Fallen Warriors Memorial, which the board deferred taking action on pending further discussion regarding maintenance of the landscaping at the Memorial.

Ms. Larimore reported that Texas A&M conducted a site visit on 4/09/25. They saw no evidence of an infestation, but there are a few signs of pine beetle activity in a couple trees. They provided materials & recommendations to help prevent pine beetle activity and recommend hiring a local certified arborist for advice on tree care.

Ms. Larimore presented and recommended board approval of invoices from Jinco Inc. (Jinco), the District's landscape maintenance contractor, for the following authorized work items:

- March mowing/maintenance at Cutten Parkway - \$14,143.93
- March mowing/maintenance at Cy-Champ Park and Park A - \$12,249.80

Ms. Larimore presented Change Order No. 15 to the contract with Texas Wall Systems, LLC dba Texas Wall and Landscape (TWL) for construction of Parks A and B, to add vine and tree removal from the buffer area adjacent to Park B, for a contract price increase of \$5500 and a contract completion time increase of 10 working days as approved at the February board meeting, for signature on behalf of the District.

Ms. Larimore reported that there has been recent copper theft and resulting damage at Park B, which should be covered by the contractor's insurance as Park B has not yet reached substantial completion.

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, invoices and bills presented.

After discussion, the board unanimously agreed to schedule a special board meeting on Wednesday, April 23, 2025 at 4 p.m. to discuss possible change orders to the contract for construction of Parks A and B, landscaping maintenance at the Fallen Warrior Memorial, and the cell tower site inquiry.

KLEINWOOD JOINT POWERS REPORT

Board member Richard Spurlock reported as to matters pending before the Kleinwood Joint Powers Board (the "JPB"). Mr Spurlock reported that the contractor for the Thickener Rehab project at the plant has indicated that delivery of the new equipment is expected in late July. Final project completion remains scheduled for mid-November.

The JPB renewed the insurance for the plant for the coming year with Gallagher at a 6.8% premium increase over last year.

The JPB authorized the plant operator to replace the thickener pump at the plant, at an estimated cost of \$13,601.00.

The reclaimed water filter averaged 2.5 backwashes per day during March. The highest 1-day total of backwashes was 17 and the total rainfall for March was 2.44".

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

Secretary

Attachments - Resolution Reviewing Investment Policies and Investment Strategies
Bookkeeper's Report