

CY-CHAMP PUBLIC UTILITY DISTRICT
Minutes of Meeting of Board of Directors
August 14, 2025

The Board of Directors of Cy-Champ Public Utility District (the “District”) met at 13455 Cutten Road, Suite 1A, Houston, Texas on August 14, 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
Harold W. Greer, assistant secretary
Polly Looper, security coordinator

and being absent:

Shelley Serres, secretary

Also present were HCCO Sgt. Stephen Holle, Lina Loaiza of Bob Leared Interests, Inc., Debra Loggins of L&S District Services, LLC, Mike Plunkett of Eagle Water Management Company, Marie Newsom and Garrett McCray of Storm Water Solutions, 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 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. After the report was concluded, Sgt. Holle excused himself from the meeting.

APPROVAL OF MINUTES

Upon motion duly made, seconded and unanimously carried, the board approved the minutes of the July 17, 2025 meeting as presented.

QUESTIONS/COMMENTS FROM THE PUBLIC

There were no questions or comments from the public.

AGREEMENT FOR LAW ENFORCEMENT SERVICES

After discussion, upon motion duly made, seconded and unanimously carried, the board approved a new Interlocal Agreement with Harris County for Law Enforcement Services during the

county's fiscal year ending September 30, 2026, and authorized signature of same on behalf of the District.

MONTHLY REPORTS

Lina Loaiza 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 99.352% collected for 2024 taxes, and over 99% collected for all prior years.

Debra 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 reported on the repair of a recent break in the District's force main on the north side of Cypress Creek that was caused by a washout resulting from a failure of a large nearby Harris County storm sewer outfall.

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.

Marie Newsom 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.

Ms. Newsom also presented and after discussion, upon motion duly made, seconded and unanimously carried, the board approved a proposal to clear the area at the entrance to Water Plant No. 1 of underbrush and litter at a cost of \$7,484.00.

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 presented and recommended board approval of the following Pay Estimates to McDonald Municipal and Industrial on their contract for the emergency generator at Lift Station No. 2:

- Pay Estimate No. 3 in the amount of \$5,066.10.
- Pay Estimate No. 4 and Final in the amount of \$7,567.90.

Mr. Sander reported that the Planning Commission granted preliminary approval of the Park C replat, but that recordation is pending a resolution of a question regarding the Cutten Road right-of-way. With preliminary approval of the plat, however, Mr. Sander expects that the contractor will be able to get their permits to proceed by mid-September.

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:

- Park A additional tree removal at a cost of \$3,600
- Park A monument sign planting at a cost of \$910.00
- Irrigation inspection for July at a cost of \$994.55
- Park A & Cutten Parkway tree removals at a cost of \$5,400
- Removal of roses along Cutten Parkway at a cost of \$250

Ms. Larimore presented and recommended board approval of invoices from Jinco for the following authorized work items:

- June mowing/maintenance at Cutten Parkway - \$9,017.50
- June mowing/maintenance at Cy-Champ Park and Park A - \$8,334.66

The board asked again that CCA instruct Jinco to not blow grass clippings into the streets.

Ms. Larimore presented an invoice from CCA to reimburse charges by Illumascape for Park A lighting in the amount of \$9,000, for board approval.

Ms. Larimore 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. 19 for additional tree removal and tree lighting mounting at a contract price increase of \$3,600.00.

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.

CONSULTANT/VENDOR CONTRACTS

After discussion, upon motion duly made, seconded and unanimously carried, the board approved a proposal by Tree Mann Solutions for arborist services at the District's parks.

Mr. Spurlock reported on discussions with Archer Services regarding repairs needed to the Park Memorial surfaces, and the proposed landscaping redo at the Memorial. Archer is preparing revised drawings and cost estimates for the landscaping work. Mr. Spurlock will be meeting with Archer and another contractor to review options for repairs to the Memorial surfaces.

After discussion, upon motion duly made, seconded and unanimously carried, the board authorized the District's officers to approve and sign a proposal by Archer Services for the landscaping work needed at the Park Memorial absent any objections to the revised plans by the other board members. The project is funded entirely by private donations.

KLEINWOOD JOINT POWERS REPORT

Attorney Mark W. Brooks reported as to matters pending before the Kleinwood Joint Powers Board (the "JPB"). Mr. Brooks reported that the equipment for the Thickener Rehab project has been delivered to the site and the contractor has mobilized and begun work. The revised project schedule provided by the contractor estimates that the project will be substantially complete by the end of October.

The contractor for the Electrical Modifications Phase 3 project has indicated the expected shipment date for the motor control centers is in December 2025. The contractor has mobilized to the site and begun work on the conduit installations.

The reclaimed water filter averaged 11.5 backwashes per day in July. The highest 1-day total of backwashes was 48 and the total rainfall for July was 1.84".

The water reuse system chamber was emptied for inspection this past Monday and it was discovered that a total of 8 filter bags need to be replaced at a cost of \$42,736. The plant operator and engineer are working to determine whether the plant influent TSS levels are impacting the reuse filter lives.

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

Secretary

Attachments - Bookkeeper's Report