

**CY-CHAMP PUBLIC UTILITY DISTRICT**  
Minutes of Meeting of Board of Directors  
February 19, 2026

The Board of Directors of Cy-Champ Public Utility District (the “District”) met at 13455 Cutten Road, Suite 1A, Houston, Texas on February 19, 2026, 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. Stephen Holle, Michelle Guerrero of Bob Leared Interests, Inc., Taylor Loggins of L&S District Services, LLC, Mike Plunkett of Eagle Water Management Company, Phil Halbert of Storm Water Solutions, John Rocha and Cheyenne Evans of Champions Hydro-Lawn, Inc., Dennis Sander and Daniel Benavidez of Sander Engineering Corporation, Andrew Konyha and Erin Larimore of Clark Condon Associates, Inc., and Mark W. Brooks of Young & Brooks.

[\* indicates attendance by videoconference]

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

**SECURITY REPORT**

HCCO Sgt. Stephen Holle reported as to matters regarding security within the District and responded to questions. Sgt. Holle informed the board that areas outside the District’s boundaries have recently been coded to the District's contract such that District contract deputies are being called to respond in areas covered by other jurisdictions and contracts. Sgt. Holle will work with Precinct 4 Captain Garza to get that corrected as quickly as possible. 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 January 15, 2026 meeting as presented.

## **QUESTIONS/COMMENTS FROM THE PUBLIC**

There were no questions or comments from the public.

## **NATIONAL MEMORIAL LADIES**

President Walkoviak presented a \$1250 check that the National Memorial Ladies received from the Gerald and Sylvia Withrow Retirement Fund as and for a donation to the Fallen Warriors Memorial.

## **CONSULTANT/VENDOR CONTRACTS**

The board considered and after discussion, upon motion duly made, seconded and unanimously carried, approved a proposal by Tolunay-Wong Engineers, Inc. for construction materials testing in connection with the Park C project, at a total estimated fee of \$27,550.

Mr. Brooks presented and recommended board approval of a proposal by Arbitrage Compliance Specialists, Inc. (ACS) to provide ongoing arbitrage compliance services for the District's outstanding bond issues. Five-year reports are coming due this year for the District's Series 2021 and 2021A refunding bond issues. After discussion, upon motion duly made, seconded and unanimously carried, the board approved the ACS proposal.

## **SURPLUS FUNDS APPLICATION**

After discussion, upon motion duly made, seconded and unanimously carried, the board approved the attached Order Authorizing Application for Use of Surplus Funds in connection with the District's Smart Meter Conversion project.

## **TAX EXEMPTIONS AND COLLECTION PENALTIES**

Michelle Guerrero of Bob Leared Interests, Inc., the District's tax assessor, advised the board that it would be appropriate for the District to consider any revisions it wishes to make to the District's tax exemptions for purposes of the 2026 tax year, and also whether to continue the authorized implementation of the tax collection penalties. After discussion, it was the consensus of the board to (i) continue the homestead exemption for residents of the District in the amount of 20% of market value or \$5,000, whichever is greater, and the additional homestead exemption for residents of the District who are disabled or 65 years of age or older, in the amount of \$70,000.00, (ii) continue the authorized implementation of tax collection penalties pursuant to Sections 33.07, 33.08 and 33.11 of the Texas Property Tax Code, and (iii) make such exemptions and tax collection penalties applicable for tax year 2026, and continuing thereafter until rescinded or otherwise modified. Proposed resolutions adopting these tax exemptions and tax collection penalties were reviewed. Upon motion duly made, seconded and unanimously carried, the proposed resolutions

were passed and adopted, and the District's tax assessor/collector was authorized and instructed to issue the necessary notices for implementation of the penalties at the appropriate times. Copies of the resolutions are attached to these minutes.

### **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 93.877% collected for 2025 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.

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 after discussion, upon motion duly made, seconded and unanimously carried, the board approved a letter agreement with Harris County MUD 191 for adjustments to their water facilities that are needed to avoid conflicts with the new storm sewer that will serve Park C.

Mr. Sander presented contracts awarded last month for the Sanitary Sewer Rehab Phase 5 project for signature on behalf of the District.

Mr. Sander reviewed the draft technical memorandum prepared and distributed earlier by SEC regarding the ongoing wastewater collection system evaluation. After discussion, the board unanimously authorized SEC to final the technical memorandum with a qualification noting that the capacities stated in the memorandum are calculated using data from the original plans for the system and may not be 100% accurate because of the age of the system and subsequent rehab work affecting interior line sizing.

Mr. Sander and Mr. Benavidez reported that the wastewater collection system evaluation and their calculations indicate that (i) there is sufficient capacity to accommodate the proposed Quick Quack Car Wash project provided Quick Quack can demonstrate that their discharge will remain within their requested capacity allocation, and (ii) after allocation of the requested capacity to Quick Quack, similar per acre capacity will remain available for the rest of the undeveloped property within the District south of FM 1960. After discussion, the board requested that SEC provide a letter to the District confirming these findings, and the board unanimously authorized SEC, after the District is in receipt of the confirmation letter from SEC, to provide a capacity availability letter for the Quick

Quack project conditioned on Quick Quack demonstrating that their discharge will remain within their requested capacity allocation.

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.

John Rocha 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.

Phil Halbert 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.

Andrew Konyha 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. Mr. Konyha reviewed their report with the board and responded to questions.

Mr. Konyha presented invoices from Jinco Inc. (Jinco), the District's landscape maintenance contractor, for the following previously authorized work items:

- Cutten Road maintenance - \$8334.66
- Parks maintenance - \$6943.50

The board asked that before payment is released, CCA confirm that the work reflected by Jinco's invoices was performed and that the invoicing does not include any duplicate billings.

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.

### **KLEINWOOD JOINT POWERS REPORT**

Board member Richard M. Spurlock reported as to matters pending before the Kleinwood Joint Powers Board (the "JPB"). The Thickener Rehab project is complete and has been closed out. The JPB withheld \$10,000 from the final payment as retainage to cover additional costs of cleaning the thickener and digester transfer line that was needed after repairing damage resulting from the new relay failing when the thickener was first put back in service last month.

The contractor for the Electrical Modifications Phase 3 project is making good progress with installation of the new motor control center equipment and other modifications in the control building. The new projected contract completion date for the project is April 12, 2026.

The plant operator completed cleaning of Clarifier No. 2 and an additional clean out of the filter feed system manholes in January as part of the ongoing effort to reduce the filter backwash frequency. The engineers are working with the operator to schedule the take down, clean out and inspection of Clarifier No. 3 this month, with Clarifier No. 1 planned for March. The number of filter backwashes has decreased significantly.

**PENDING BUSINESS**

Mr. Walkoviak discussed a conversation he recently had with Pat and Gina Wolford during which they indicated their understanding from Mr. Wolford's attendance at the board's December 18, 2025 meeting (which Mr. Walkoviak was not able to attend) that the District is going to plant trees along the Park C boundary to buffer the Wolfords' property from lighting at the Church of Christ parking lot on Cutten Road. After discussion, the other board members all confirmed that there was no commitment made to that effect. Mr. Konyha indicated that landscaping along the park boundary would not provide an effective buffer against the lighting on Cutten Road and suggested that instead the residents may want to contact the church about adjusting or shielding the lighting to mitigate the westerly light spillover.

The board discussed the sidewalk project on Cutten Road that Harris County is requiring in connection with development of Park C, the costs for which are to be shared 50-50 between the District and the County, and unanimously agreed that the District would prefer that the County design and construct the sidewalk.

After discussion, the board agreed to schedule a special meeting, tentatively for Monday, March 2, 2026 at 3 p.m. to consider bids for landscaping maintenance and any other items requiring board action prior to the next regular meeting.

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

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Secretary

Attachments - Order Authorizing Application for Use of Surplus Funds  
Resolution Concerning Exemptions from Taxation  
Resolution Authorizing Additional Penalties on Delinquent Taxes  
Bookkeeper's Report