

MINUTES
CHELFORD ONE MUNICIPAL UTILITY DISTRICT
OF HARRIS COUNTY, TEXAS

June 15, 2026

The Board of Directors (the "Board") of Chelford One Municipal Utility District of Harris County, Texas (the "District") met in regular session, open to the public, on the 15th day of June, 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas 77027, outside the boundaries of the District, and the roll was called of the members of the Board:

Michael A. Martin	President
Connie Fowler	Vice President
Dr. Winetta Billings	Secretary
Lynne Alwine	Assistant Secretary
Jon Lee	Assistant Vice President

and all of the above were present, except Director Martin, thus constituting a quorum.

Also present at the meeting were Matthew Brogan, a member of the public; Brenda McLaughlin of Bob Leared Interests, Inc.; Carlous Smith of Si Environmental, LLC ("Si"); Andrew Dunn and Alfred Segundo of On-Site Protection, LLC; Taylor Reed of Vogler & Spencer Engineering Inc. ("VSE"); Mary Ann Mihills and Kyle Cortez of Municipal Accounts & Consulting, L.P.; and Audrey Briscoe and Jakayla Canaday of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

The Board offered any members of the public attending the meeting the opportunity to make a public comment. There being no requests for public comment, the Board moved to the next agenda item.

APPROVE MINUTES

The Board considered approving the minutes of the May 18, 2026, regular meeting and the minutes of the May 5, 2026, May 11, 2026, and June 2, 2026, special meetings.

Director Billings addressed the Board regarding the need for minor language adjustments in the meeting minutes. Discussion ensued. Following review and discussion, Director Billings moved to approve the minutes of the May 18, 2026, regular meeting and the minutes of the May 5, 2026, May 11, 2026, and June 2, 2026, special meetings, as amended. Director Alwine seconded the motion, which carried by unanimous vote.

DISTRICT SECURITY MATTERS

Mr. Dunn reviewed the District's monthly security report, a copy of which is attached.

Mr. Dunn provided updates on district activities, including "teen takeover" events organized through social media, warnings, ticketing, crime mapping, and monthly patrol hours.

The Board discussed the rise in crime compared to previous months and reviewed community enforcement efforts.

Mr. Dunn responded to Board Members' questions, comments, and requests regarding security matters.

The Board discussed increased homeless and transient activity near Sylvia's Garden and surrounding commercial locations. Mr. Dunn reported that this issue is occurring in multiple areas near the District, and that officers are working with outreach teams and other agencies when possible. Discussion ensued.

Director Fowler inquired as to the lower number of resident contacts reflected in the report. Mr. Dunn explained that resident contacts are not scheduled events and may vary based on patrol activity, officer assignments, and officer personality. Discussion ensued.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. McLaughlin reviewed the District's monthly tax assessor/collector's report, including the checks presented for payment and a list of delinquent taxpayers. A copy of the tax assessor/collector's report is attached. She reported that as of May 31, 2026, 96.8% of the District's 2025 taxes were collected.

The Board discussed establishing a threshold to limit Board action on delinquent balances. Ms. McLaughlin was tasked with providing further details for next month's meeting, including the total amount due (including penalties and interest) for the delinquent accounts under review.

Additionally, Ms. McLaughlin reported on eligible uncollectible personal property accounts. The Board requested additional analysis and information before making any final decisions.

Following review and discussion, Director Lee moved to approve the tax assessor/collector's report and authorize payment of checks drawn from the District's tax account. Director Alwine seconded the motion, which was carried by unanimous vote.

OPERATIONS REPORT

Mr. Smith presented the District's monthly operations report, including operation charges and copies of the connection report, daily production report, accountability report, customer billing report, and discharge monitoring report for the sewer plant. A copy of the operations report is attached. He reported that the water accountability for the month was 92.21%. Mr. Smith reported on the current connections in the District, water production and distribution repairs, tap line repairs, sanitary sewer maintenance, storm sewer repairs, and water plant repairs and maintenance during the previous month.

Director Billings addressed concerns regarding a dirt pile and unauthorized use of a District lot near ongoing school-related work. The Board requested Mr. Smith and Ms. Briscoe to look into appropriate signage for the District lot, including language stating that the property is District property and prohibiting unauthorized parking, dumping, or use.

Director Billings discussed operator-related items concerning the charter school project. Mr. Smith advised that tap-related charges for the charter school had been addressed through the applicable payment documentation.

The Board discussed the invoice for repair of a chlorine pipe at the water plant. Mr. Smith explained the repair work and confirmed that the repair method used was appropriate for that type of pipe and connection.

Additionally, the Board discussed invoices for fire hydrant replacement work. Mr. Smith explained that the invoices were higher because the work involved full fire hydrant replacements, in addition to minor repairs.

Director Fowler addressed concerns regarding charges related to the water plant, regional plant testing costs, and whether certain storm drainage concerns should be reported to Harris County. Discussion ensued.

Following review and discussion, and based upon the operator's recommendation, Director Billings moved to approve the operations report, as presented. Director Lee seconded the motion, which was carried by unanimous vote.

HEARING ON TERMINATION OF UTILITY SERVICE

The Board conducted a hearing on the termination of utility service. Mr. Smith informed the Board that the customers included on the termination list were delinquent in payment of their water and sewer bills and were given written notification in accordance with the District's Rate Order prior to this meeting of the opportunity to appear before the Board to explain, contest, or correct their utility service bill and to show a reason for non-payment. After review and discussion, Director Billings moved to

terminate utility service to all customers included on the termination list in accordance with the District's Rate Order if their utility bills are not paid because said customers were neither present at the meeting nor had presented any written statement on the matter and directed that the delinquent customer list be filed appropriately and retained in the District's official records. Director Lee seconded the motion, which carried by unanimous vote.

APPROVE RISK AND RESILIENCE ASSESSMENT AND FILING OF CERTIFICATION OF SAME WITH THE ENVIRONMENTAL PROTECTION AGENCY

Mr. Reed reported on certain certification obligations that the District must meet under the America's Water Infrastructure Act of 2018 (the "Act"). He stated that, pursuant to the Act, the District must certify to the Environmental Protection Agency that its community water system has completed a Risk and Resilience Assessment (the "Assessment"). Mr. Reed discussed the District's Assessment. After review and discussion, Director Lee moved to approve the Risk and Resilience Assessment, authorize the filing of certification of the Assessment with the Environmental Protection Agency, and direct (1) the Assessment to be filed confidentially in the District's official records and (2) the confirmation of certification be filed in the District's official records. Director Alwine seconded the motion, which passed unanimously.

ENGINEER'S REPORT

Mr. Reed presented and reviewed the engineer's report, a copy of which is attached.

Mr. Reed updated the Board regarding the construction of the Mission Bend Section 1 Water Line Rehabilitation. He reviewed and recommended approval of Pay Estimate No. 8 in the amount of \$172,500.50 payable to Aranda Industries, LLC ("Aranda").

Mr. Reed updated the Board regarding the construction of the Bellaire Boulevard Water Line Rehabilitation. He reviewed and recommended approval of Pay Estimate No. 3 in the amount of \$29,475.00 payable to Aranda. He reported that the project was substantially complete and would be scheduled for final inspection soon.

Mr. Reed updated the Board regarding the construction of the Mission Bend Section 12 Water Line Rehabilitation. He reviewed and recommended approval of Pay Estimate No. 1 in the amount of \$32,296.00 payable to Aranda.

Mr. Reed updated the Board on the Harris County Precinct 4 Park Project, discussing the budget, the District's cost share, fencing, and signage. He stated that he would verify if permanent fencing was included in the plans and provide the project budget details to the Board. Discussion ensued.

Mr Reed updated the Board regarding the emergency response plan and risk and resiliency plan.

Mr. Reed reported on shared facility construction matters, including Lift Station and Headworks B, approval of a quote to install a new washer compactor, completion of CIPP work for Clarifier No. 4, and preparation of the upcoming budget. Discussion ensued.

Mr. Reed continued to respond to the Board Members' questions, comments, and requests regarding engineering matters.

Following review and discussion, and based upon the engineer's recommendation, Director Lee moved to: (1) approve the engineering report; (2) approve Pay Estimate No. 8 in the amount of \$172,500.50 to Aranda; (3) approve Pay Estimate No. 3 in the amount of \$29,475.00 to Aranda; (4) approve Pay Estimate No. 1 in the amount of \$32,296.00 to Aranda. Director Billings seconded the motion, which was carried by unanimous vote.

MISSION BEND INTEGRATED WATER SYSTEM MATTERS

Mr. Reed updated the Board on Mission Bend Integrated Water System matters.

CHELFORD CITY REGIONAL WASTEWATER TREATMENT PLANT ("WWTP") MATTERS.

Mr. Reed provided the Board with an update on Alief-Clodine Road Shared Sanitary Sewer matters. He shared that the line had previously undergone televised inspection and was rehabilitated, but it is now time to reassess its condition. Additionally, he discussed the District's cost-sharing percentage for costs to televise the existing line.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY ("WHCRWA") MATTERS

Directors Lee, Alwine, and Billings updated the Board regarding the WHCRWA matters.

GREATER MISSION BEND AREA COUNCIL

Director Billings discussed ongoing efforts to plan educational events.

MISSION BEND GREENBELT ASSOCIATION MATTERS

There was no report under this agenda item.

TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR THE ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") SUMMER CONFERENCE

There was no report under this agenda item.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Mihills presented and reviewed the bookkeeper's report and invoices presented for payment. A copy of the bookkeeper's report is attached.

Ms. Mihills reported that Check No. 16324, payable to Vogler & Spencer Engineering, Inc., was voided and reissued as Check No. 16337, in the amount of \$3,853.75.

Ms. Mihills reported that Check No. 16331 was issued as a replacement for a customer refund check, originally dated July 2025.

Following review and discussion, Director Alwine moved to approve the bookkeeping report. Director Lee seconded the motion, which carried by unanimous vote.

COMMUNICATION AND WEBSITE MATTERS

Dir. Billings updated the Board on website communications.

DISCUSS COMMUNITY OUTREACH EVENT

The Board discussed planning a future community outreach event to increase resident engagement and share information regarding District matters. Discussion ensued.

MEETING SCHEDULE

The Board discussed agenda items for the next Board meeting and concurred to hold its next regular meeting on July 20, 2026, at 11:30 a.m., at ABHR.

There being no other business to present, the Board meeting was adjourned.




Secretary, Board of Directors

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