

MINUTES

NORTH FORT BEND WATER AUTHORITY

September 24, 2025

The Board of Directors (the "Board") of the North Fort Bend Water Authority (the "Authority") met in regular session, open to the public, on the 24th day of September, 2025, at HUB 510, 10419 W. Hidden Lake Lane, Suite B, Richmond, Texas, and the roll was called of the members of the Board:

Peter Houghton	President
Robert Patton	Vice President
Dana Hollingsworth	Secretary
Robert Darden	Assistant Vice President
Donald Abrahamson II	Assistant Secretary
Michael Rusk	Assistant Secretary
Craig Lewis	Assistant Secretary

and all of the above were present in person, thus constituting a quorum.

Also present in person for all or part of the meeting were Matt Froehlich, Julia Frankovich, Whitney Milberger, and Miriam Valdez of BGE, Inc. ("BGE"); Taylor Watson and Stephanie Bahn of Municipal Accounts & Consulting, L.P.; Dale Clayton of Inframark, LLC; Christina Miller, Audrey Briscoe, and Justine M. Cherne of Allen Boone Humphries Robinson LLP; and persons listed on the attached attendance sheets.

COMMENTS FROM THE PUBLIC

There were no public comments.

APPROVE MINUTES

The Board considered approving the minutes of its regular meeting held on August 27, 2025 and special meeting held on September 3, 2025. After review and discussion, Director Abrahamson moved to approve the minutes as written. Director Hollingsworth seconded the motion, which passed unanimously.

PUBLIC COMMUNICATION, WATER CONSERVATION, AND REUSE MATTERS,

Ms. Milberger reviewed a Communication, Conservation, and Reuse Report (the "CCR Report"), a copy of which is attached. Ms. Milberger reported on the Authority's previous and planned participation in constituent and other events, including conferences. She reported that Director Patton is scheduled to present at the Society of American Military Engineer's 2025 Joint Capital Improvement Plan Briefing Meeting

with the American Public Works Association on October 15, 2025.

Ms. Milberger stated that updates have been made to the Communications Dashboard attached to the CCR Report.

Ms. Milberger reported that the Authority received the Outstanding Public Engagement Award from the Irrigation Association. She stated that the award recognizes city, county or utility water providers with programs focused on engaging and educating residential and/or commercial end users on smart and efficient technologies, best practices, and programs related to outdoor water conservation.

Ms. Milberger recommended that the Authority sponsor the Katy Turkey Dash on Thanksgiving Day in the amount of \$500.00.

Ms. Milberger reported that the Authority's Communication, Conservation, and Reuse Committee (the "CCR Committee") recommended that the Authority renew its annual memberships for: (1) the Texas Water Association in the amount of \$463.00; and (2) the Association of Water Board Directors in the amount of \$750.00.

Ms. Milberger reported that the CCR Committee recommended that the Authority approve an invoice from Rootlab LLC for 30% of the line items for rehabilitation of the Authority's mobile learning lab in the amount of \$48,235.20.

Ms. Milberger reported that 135 irrigation system evaluations were completed through the Authority's W.I.S.E. Guys Irrigation System Evaluation Program during August 2025.

Ms. Milberger reported that information regarding the Authority's Homeowners Association Irrigation Management Pilot Program is posted on the Authority's website.

Ms. Milberger reviewed updates made to the Reuse System and Credit Summary Charts, copies of which are attached to the CCR Report.

Ms. Milberger discussed implementation of the Authority's Water Provider Conservation Program ("WPC Program"). She reported that a webinar is scheduled at 2:00 p.m. on September 30, 2025.

Ms. Milberger reported that the CCR Committee recommended that the Authority approve second quarter rebate payments to the successful participants in the 2024 WPC Program that earned a reduced 2025 water rate in a total amount of \$296,100.00.

Following review and discussion, Director Abrahamson moved to approve the CCR Report as presented, including:

- (1) sponsorship of the Katy Turkey Dash on Thanksgiving Day in the amount of \$500.00;
- (2) renewal of the Authority's annual membership in the Texas Water Association in the amount of \$463.00;
- (3) renewal of the Authority's annual membership in the Association of Water Board Directors in the amount of \$750.00;
- (4) payment of an invoice from Rootlab LLC for 30% of the line items for rehabilitation of the Authority's mobile learning lab in the amount of \$48,235.20; and
- (5) second quarter rebate payments to the successful participants in the 2024 WPC Program that earned a reduced 2025 water rate in a total amount of \$296,100.00.

Director Hollingsworth seconded the motion, which passed unanimously.

CONTRACTS

The Board concurred to defer this item.

FINANCIAL AND BOOKKEEPING MATTERS AND CONDUCT HEARING

Mr. Watson presented the bookkeeper's report, including receipts, a list of checks presented for payment, fund and wire transfers, a supplemental cash flow report, account balances, current period and year-to-date actual versus budget comparisons, a schedule of debt service payments, and a chart tracking the amounts expended by the Authority related to the City of Fulshear's rate challenge. A copy of the bookkeeper's report is attached. Mr. Watson additionally reviewed charts tracking expenses against the deposit received for BGE's evaluation of serving the Oxbow tract and funds deposited in separate accounts by the Authority and the West Harris County Regional Water Authority (the "WHCRWA") for the Bellaire Pump Station (the "BPS") Phase II Improvements Project. Following review and discussion, Director Abrahamson moved to approve the bookkeeper's report as presented, including the checks presented for payment. Director Hollingsworth seconded the motion, which passed unanimously.

OPERATION OF AUTHORITY FACILITIES

Mr. Clayton presented the operator's report and reported on the operations of the Authority's facilities, including inspections, maintenance, repairs, joint facility expenses, water accountability, and ongoing meter testing. A copy of the operator's report is attached. Mr. Clayton reported that Fresh Water Supply District No. 2's ("FWSD 2") water well nos. 1 and 2 are online.

Mr. Clayton reported that the Authority's Capital Planning and Design Committee (the "CPD Committee") recommended replacing a leaking bleach tank at the BPS in the amount of \$50,149.03. He reported that the CPD Committee additionally recommended replacing the float control valve diaphragm, internal seal, pilots, and hardware at the BPS in the amount of \$15,773.00.

Following review and discussion, Director Abrahamson moved to approve the operator's report, including replacement of: (i) a leaking bleach tank at the BPS in the amount of \$50,149.03; and (ii) the float control valve diaphragm, internal seal, pilots, and hardware at the BPS in the amount of \$15,773.00, as recommended. Director Hollingsworth seconded the motion, which passed unanimously.

REGULATORY MATTERS: SUBSIDENCE DISTRICT REGULATIONS AND PERMITTING, AND AUTHORITY'S GROUNDWATER REDUCTION PLAN ("GRP")

Mr. Froehlich presented the engineer's report, a copy of which is attached.

Mr. Froehlich reported that the results of the tests performed to date for Per- and Polyfluoroalkyl Substances ("PFAS") per the U.S. Environmental Protection Agency's ("EPA") PFAS National Primary Drinking Water Regulation were below the published EPA Maximum Contaminant Levels. He stated that the Authority has been conducting monthly PFAS testing for approximately one year.

Mr. Froehlich reported that the Authority's Over-Conversion Credit Certificate for the 2023-2024 permit term has not yet been received from the Fort Bend Subsidence District (the "FBSD").

Mr. Froehlich reported that approval of the Authority's permit renewal for 13.75 billion gallons was received from the FBSD for the 2025-2026 permit year. He recommended approval of the permit renewal fee in the amount of \$275,000.00 due to FBSD by October 12, 2025. He additionally reported that approval of the Authority's permit renewal for 350 million gallons was received from the Harris-Galveston Subsidence District (the "HGSD") for the 2025-2026 permit year. He recommended approval of the permit renewal fee in the amount of \$9,100.00 due to the HGSD by October 27, 2025.

Mr. Froehlich and Ms. Miller reported on the FBSD's public hearing regarding proposed amendments to the FBSD's Regulatory Plan held on September 23, 2025. Ms. Miller reviewed comments made to four findings included in the FBSD's preliminary summary report. She reported that the FBSD extended the public comment period to October 24, 2025. Ms. Miller reported that a letter was sent to the FBSD regarding the Authority's positions related to the schedule for surface water conversion for Regulatory Area B, the schedule for the next surface water conversion for Regulatory Area A, and areas within the Authority's GRP experiencing increased subsidence. Ms.

Miller reported that a letter will be sent to the parties to the Authority's GRP Participant Agreements to notify them of the anticipated impacts of the proposed amendments to the FBSD's Regulatory Plan on the entities' continued compliance with the Regulatory Plan.

Mr. Froehlich reported on matters related to the Authority's GRP, including the monthly amounts of surface water delivered, groundwater pumped, and reclaimed water utilized by the Authority.

Mr. Froehlich reported on a meeting with the engineer and developer of the Oxbow Tract on September 9, 2025, to discuss the results of BGE's analysis of the Authority's transmission system model and the Board's decision that the Authority is unable to serve surface water to the Oxbow Tract at this time. He reported that BGE is preparing a technical memorandum summarizing the analysis and recommendations and a letter from the Authority outlining its decision and inability to serve the tract.

Mr. Froehlich reported that a certification of completion for the Authority's Emergency Response Plan was submitted to the EPA by September 24, 2025, to comply with the America's Water Infrastructure Act of 2018.

ENGINEERING MATTERS: DESIGN, CONSTRUCTION, PROJECTS, AND STUDIES

Mr. Froehlich reported on the status of the design and the construction of water lines for the Authority's 2027 surface water supply system, including for Main Segments 11A, 13B, 13C Phase 1, 13D, 16B, 17A, 17B, 17C, 18A, 18B, and 19, and the surface water connection lines for Fort Bend County Municipal Utility District No. 255 and FWSD 2.

Mr. Froehlich stated that bids were received for the construction of Main Segment 19. Mr. Froehlich recommended that the Board award the contract to MC2 Civil, LLC ("MC2") in the amount of \$9,561,402.00. The Board concurred that, in its judgment, MC2 was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

Mr. Froehlich reported on the status of BGE's preparation of a revised Environmental Determination Form and a Cultural Resources Study for the Authority's 2027 surface water supply system for submission to the appropriate agencies.

Mr. Froehlich reported that a report for the transient analysis performed for Main Segments 17A, 17C, and 18B has been finalized. He recommended approval of a proposal for transient analysis services for Main Segments 16B and 17B in the amount of \$66,000.00.

Mr. Froehlich reported on the status of cathodic protection design services for Main Segments 16B and 17B. He reported that BGE is preparing a proposal to develop

a bid package for replacing the missing, damaged, and disconnected test stations throughout the system.

Mr. Froehlich reported that Municipal Information System's population study report is anticipated to be completed soon.

REGIONAL PLANNING MATTERS: JOINT PROJECTS AND WATER SUPPLY

Mr. Froehlich reported that a draft operating budget for the 2026 fiscal year for the BPS was forwarded to the WHCRWA for review. He additionally reported that a cash call for realty costs for the BPS in the amount of \$1,829,178.41 was forwarded to the WHCRWA for payment.

Mr. Froehlich reported that that a Notice to Proceed for construction of the BPS Phase II Improvements Project was issued to MC2, effective September 2, 2025.

Mr. Froehlich reported that minor structural and aesthetic repairs to the BPS were completed by Exproy Design Systems, Inc. and the final pay estimate is pending.

Mr. Froehlich reported that Great Barrier Roof, LLC's installation of a new thermoplastic polyolefin roof on the BPS is complete and the final pay estimate remains pending.

Mr. Froehlich reported that BGE will prepare and submit a renewal application for the Authority's Storm Water Quality Permit prior to the November 21, 2025, expiration date.

Mr. Froehlich reported on the status of design, permitting, construction, and property acquisition, as appropriate, for the Authority's joint Surface Water Supply Project with the WHCRWA, including Segments A1 and A2, combined Segments B1 and B2, Segments B3, C1, and C2, the Kinder Morgan subsegments, the Segment 3 subsegments, the Repump Station, the Central Pump Station, and the three meter stations. Copies of a chart and summaries of the status of design/construction are included in the attached engineer's report. Mr. Froehlich reported that a Work Change Directive for the Central Pump Station was recommended for approval by the Joint Facilities Committee on September 8, 2025, and by the WHCRWA on September 10, 2025.

Mr. Froehlich reported that the City of Houston ("COH") is soliciting proposals for a Construction Manager at Risk and Statements of Qualifications for professional engineering services for the East Water Purification Plant Enhancement Project - Project 1 Expansion due September 25, 2025, and October 9, 2025, respectively. In response to Board inquiries, Ms. Miller stated that the Authority is not a participant in the project.

Mr. Froehlich updated the Board on COH's Northeast Water Purification Plant Expansion Project per its Design-Build Agreement with the Houston Waterworks Team. Status summaries for Phases 1, 2A, and 2, and the Balance of Plant are included in the attached engineer's report.

Following review and discussion, Director Abrahamson moved to approve the engineer's report as presented, including:

- (1) payment of the permit renewal fee due to the FBSD in the amount of \$275,000.00;
- (2) payment of the permit renewal fee due to the HGSD in the amount of \$9,100.00;
- (3) award of the contract for construction of Main Segment 19 to MC2 in the amount of \$9,561,402.00, based upon the BGE's recommendation and receipt of the payment and performance bonds and the certificate(s) of insurance and endorsements, if any, provided by the contractor; and
- (4) BGE's proposal for transient analysis services for Main Segments 16B and 17B in the amount of \$66,000.

Director Hollingsworth seconded the motion, which passed unanimously.

FINANCING PLAN MATTERS

Ms. Miller discussed the proposed schedule for issuing bonds through the Texas Water Development Board for funding from the State Water Implementation Revenue Fund for Texas in the amount of \$36,735,000.00 on October 22, 2025, to finance construction of the Authority's internal water distribution lines.

ANNUAL REPORT TO BOND REVIEW BOARD

Ms. Miller reported that the Authority is not required to submit an annual report to the Bond Review Board.

REALTY INTEREST ACQUISITION

Ms. Miller reviewed six Water Line Easements and five side letter agreements for the parcels listed on the attached Realty Interests Chart. Following review and discussion, Director Abrahamson moved to approve the easements and side letter agreements as presented. Director Hollingsworth seconded the motion, which passed unanimously.

MEETING PLANNING AND SCHEDULING MATTERS

The Board concurred to meet on Wednesday, October 22, 2025, at the new meeting location at the Creekside at Lakemont Park Facility.

The Board additionally discussed rescheduling the November and December 2025 regular meetings to Thursday, November 20, 2025, and Thursday, December 18, 2025, due to the Thanksgiving and Christmas holidays.

CONVENE EXECUTIVE SESSION

The Board did not convene in executive session.

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


Secretary, Board of Directors

(SEAL)



LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Attendance Sheets.....	1
Communication, Conservation, and Reuse Report.....	1
Bookkeeper's report.....	3
Operator's report.....	3
Engineer's report.....	4
Realty Interests Chart.....	7