

MINUTES

NORTH FORT BEND WATER AUTHORITY

November 20, 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 20th day of November, 2025, at the Creekside Event Center, 21555 Lakemont Bend Lane, 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 except Director Rusk, thus constituting a quorum.

Also present in person for all or part of the meeting were Matt Froehlich, Julia Frankovich, Ian Pietz, 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 ("Inframark"); Christina Miller, Audrey Briscoe, and Justine M. Cherne of Allen Boone Humphries Robinson LLP ("ABHR"); 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 October 22, 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.

Ms. Milberger reported on the preparation of a presentation regarding the Authority's distribution system and growth in response to LJA, Inc.'s request for a "Lunch and Learn" event for their engineers.

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

Ms. Milberger reported that the Authority's Communication, Conservation, and Reuse Committee ("CCR Committee") recommended approving renewal of the Authority's annual subscriptions for the Adobe Creative Suite software and the online graphic design tool, Canva, in amounts not to exceed \$1,500.00 and \$200.00, respectively.

Ms. Milberger reported that the Authority's CCR Committee recommended approving the purchase of outreach items for use at 2026 events, presentations, and conferences in an amount not to exceed \$60,000.00.

Ms. Milberger reported that the Authority's CCR Committee recommended approving payment of Root Lab LLC's October and November 2025 invoices for the mobile learning lab rehabilitation project in the amounts of \$32,156.80 and \$24,117.60, respectively.

Ms. Milberger reported that the Authority's CCR Committee recommended approving Mighty Citizen's Scope of Work for 2026 Authority Marketing and Planning for a total amount not to exceed \$114,840.00, pending finalization.

Ms. Milberger reported that 142 irrigation system evaluations were completed through the Authority's W.I.S.E. Guys Irrigation System Evaluation Program during October 2025.

Ms. Milberger reported that information regarding the Authority's Homeowners Association Irrigation Management Pilot Program is posted on the Authority's website. She recommended approval of a proposal from Hines, Inc. to perform water use analysis services for Townewest Homeowners Association located in Fort Bend County Municipal Utility District No. 2 ("FB 2") in the amount of \$2,000.00.

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.

Following review and discussion, Director Hollingsworth moved to approve the CCR Report as presented, including: (1) renewal of the Authority's annual subscriptions for the Adobe Creative Suite software and the online graphic design tool, Canva, in amounts not to exceed \$1,500.00 and \$200.00, respectively; (2) the purchase of outreach

items for use at 2026 events, presentations, and conferences in an amount not to exceed \$60,000.00; (3) payment of Root Lab LLC's October and November 2025 invoices for the mobile learning lab rehabilitation project in the amounts of \$32,156.80 and \$24,117.60, respectively; (4) Mighty Citizen's Scope of Work for 2026 Authority Marketing and Planning for a total amount not to exceed \$114,840.00, pending finalization; and (5) the proposal from Hines, Inc. to perform water use analysis services for Townewest Homeowners Association located in FB 2, in the amount of \$2,000.00. Director Abrahamson seconded the motion, which passed unanimously.

FINANCIAL STATEMENTS FOR FISCAL YEAR END DECEMBER 31, 2025

Ms. Miller reminded the Board of the procedures for (1) preparation of the Authority's financial statements and annual audit; and (2) review of the Authority's audited financial statements. She reported that the Authority's Finance and Policy Committee recommended authorizing McGrath & Co., PLLC ("McGrath") to prepare the Authority's fiscal year end December 31, 2025, financial statements, and annual audit for \$68,000.00. The Board reviewed an engagement letter with McCall Gibson Swedlund Barfoot PLLC ("MGSB") for review of the Authority's audited financial statements and supporting documentation for fiscal year end December 31, 2025, in an amount not to exceed \$14,000.00. Following review and discussion, Director Abrahamson moved to authorize: (1) McGrath to prepare the Authority's financial statements and annual audit for fiscal year end December 31, 2025; and (2) execution of the engagement letter with MGSB for review of the Authority's audited financial statements and supporting documentation for fiscal year end December 31, 2025. Director Hollingsworth seconded the motion, which passed unanimously.

CONTRACTS

The Board concurred to defer this item.

ADOPT RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY

The Board conducted an annual review of the Authority's Investment Policy. Ms. Miller discussed implementation of the Public Funds Investment Act and provisions of the Authority's Investment Policy. She stated that there were no recommended changes to the policy. After review and discussion, Director Abrahamson moved to adopt a Resolution Regarding Annual Review of Investment Policy confirming that the current Investment Policy shall remain in effect. Director Hollingsworth seconded the motion, which passed unanimously.

AUTHORIZED DEPOSITORY INSTITUTIONS AND QUALIFIED BROKER/DEALERS

Ms. Miller reported that the Authority's Finance and Policy Committee recommended that the Board approve the bookkeeper's updated list of authorized depository institutions and qualified broker dealers, which includes all banks where the Authority maintains deposits and investments. After review and discussion, Director

Abrahamson moved to adopt a Resolution Establishing Authorized Depository Institutions and Adopting List of Qualified Broker Dealers with Whom the Authority May Engage in Investment Transactions. Director Hollingsworth seconded the motion, which passed unanimously.

DISCUSS ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") PROPOSED AMENDMENTS TO BYLAWS AND DESIGNATE VOTING REPRESENTATIVE

The Board reviewed AWBD's proposed amendments to its Bylaws. Following review and discussion, the Board concurred to authorize ABHR to notify AWBD that Director Hollingsworth is the Authority's designated voting representative.

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 the Authority's Capital Planning and Design Committee recommended approving the following items: (1) repair of booster pump no. 1 in the amount of \$81,750.00; (2) replacement of booster pump no. 6 in the amount of \$113,000.00; and (3) replacement of four cameras at the BPS in the amount of \$21,034.80.

Mr. Clayton reviewed an automatic annual price adjustment to the Schedule of Standard Rates pursuant to the Fourth Amendment to the Authority's Professional Services Agreement with Inframark, reflecting an increase of 4.756% based on the most current Consumer Price Index, Urban Consumers, effective October 24, 2025.

Following review and discussion, Director Abrahamson moved to approve the operator's report, including: (1) repair of booster pump no. 1 in the amount of \$81,750.00; (2) replacement of booster pump no. 6 in the amount of \$113,000.00; and (3) replacement of four cameras at the BPS in the amount of \$21,034.80. 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 Inframark will be performing the recommended quarterly testing for Per- and Polyfluoroalkyl Substances ("PFAS") per the U.S. Environmental Protection Agency's PFAS National Primary Drinking Water Regulation.

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 the FBSD's permits for the 2025-2026 permit year have been distributed to the well owners within the Authority's GRP.

Mr. Froehlich reported that the FBSD's public comment period regarding proposed amendments to the FBSD's Regulatory Plan ended on October 24, 2025. Ms. Miller reviewed the FBSD's anticipated meeting schedule for November and December 2025 and stated that the FBSD may adopt a final Regulatory Plan in December.

Ms. Miller reported that the terms of the Authority's current representatives to the Board of Directors of the FBSD expire on January 1, 2026. She reported that the Authority's Finance and Policy Committee recommended reappointing Melony Gay and Mark Gehringer to serve on the Board of Directors of the FBSD. Ms. Miller reviewed Ms. Gay's and Mr. Gheringer's committee assignments.

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 BGE's preparation of the end of permit term report and the Over-Conversion Credit application for the Authority's annual permit term ended October 31, 2025, for submission to the FBSD.

Mr. Froehlich reported that BGE provided a conditional approval letter in response to the Candela Residential Association's request for a new well.

Mr. Froehlich recommended approval for Accurate Meter & Supply's replacement of an irrigation pump station meter for Fort Bend County Municipal Utility District No. 169's ("FB 169") reclaimed water system to provide compatibility with the Authority's automated meter infrastructure in the amount of \$13,500.00.

Mr. Froehlich recommended approval of an amendment to the Authority's Water Supply Agreement with Fort Bend County Municipal Utility District No. 190 ("FB 190") to include an unguaranteed increase in the allocated water supply amount from 720,000 to 1,560,000 gallons per day, contingent upon completion of the Authority's Joint Surface Water Supply Project with the WHCRWA, Main Segments 18A and 19.

Mr. Froehlich recommended approval of an Agreement for Professional Engineering Services with 5engineering, LLC to provide a third-party audit for the Authority's facilities in the amount of \$75,185.00.

ENGINEERING MATTERS: DESIGN, CONSTRUCTION, PROJECTS, AND STUDIES

Mr. Froehlich reported on the status of the design and construction of water lines for the Authority's 2027 surface water supply system, as appropriate, including 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 Nos. 132 and 255 and Fort Bend County Fresh Water Supply District No. 2.

Mr. Froehlich stated that eight bids were received for construction of Main Segment 18A. He recommended that the Board award the contract to Principal Services, Ltd. ("PSL") in the amount of \$13,934,743.60, pending BGE's verification of references. The Board concurred that, in its judgment, PSL was a responsible bidder who would be most advantageous to the Authority and would result in the best and most economical completion of the project, pending BGE's verification of references.

Mr. Froehlich reported on the status of transient analysis services and cathodic protection design services for Main Segments 16B and 17B.

Mr. Froehlich updated the Board on BGE's preparation of a bid package for replacing the missing, damaged, and disconnected test stations throughout the Authority's surface water distribution system.

Mr. Froehlich reported that BGE is updating the Authority's water demand projections with information obtained from Municipal Information System's ("MIS") population study report. Ms. Frankovich recommended approval of an invoice submitted by MIS for the population study report in the amount of \$67,525.00.

REGIONAL PLANNING MATTERS: JOINT PROJECTS AND WATER SUPPLY

Mr. Froehlich reported that a draft cash call for design and construction engineering, management, inspection, and materials testing services for the BPS Phase

II Improvements Project was sent to the WHCRWA on November 4, 2025, and a final cash call is anticipated to be sent soon to the WHCRWA.

Mr. Froehlich reported on the status of construction of the BPS Phase II Improvements Project. He stated that MC2 Civil, LLC mobilized at the site on November 3, 2025.

Mr. Froehlich recommended approval of Pay Estimate No. 1 and Final submitted by Epoxy Design Systems, Inc. for construction of minor structural and aesthetic repairs to the BPS in the amount of \$16,382.00 and acceptance of the project.

Mr. Froehlich recommended approval of Pay Estimate No. 1 and Final submitted by Great Barrier Roof, LLC for installation of a new thermoplastic polyolefin roof on the BPS in the amount of \$101,467.50 and acceptance of the project.

Mr. Froehlich reported that the renewal application for the Authority's Storm Water Quality Permit was submitted to the City of Houston ("COH") prior to the November 21, 2025, expiration date.

Mr. Pietz 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. Pietz updated the Board on COH's Northeast Water Purification Plant Expansion Project ("NEWPP 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. Mr. Pietz reported that Consensus Item 48 was approved by all participants in COH's NEWPP Expansion Project for continued Project Advisor/Technical Consultant Advisory Services for the plant beyond the end of construction for the project. He stated that the services, in addition to operational assistance, will extend through June 2028 for a cost of \$10,762,331.00, which is included within the funded Management Reserve for the project. Mr. Pietz responded to Board inquiries regarding current operating procedures for the plant. He stated that he anticipates presenting an updated drone video of the project site at the December 2025 or January 2026 Board meeting.

Ms. Miller reported that the Authority's engagement letter with Hicks Johnson PLLC for legal services related to COH's litigation with the Houston Waterworks Team regarding NEWPP Expansion Project matters was finalized and executed by Director Houghton.

Mr. Froehlich reported that BGE completed and submitted the Historical Underutilized Businesses report to the Texas Water Development Board.

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.

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

- (1) Accurate Meter & Supply's replacement of an irrigation pump station meter for FB 169's reclaimed water system to provide compatibility with the Authority's automated meter infrastructure in the amount of \$13,500.00;
- (2) an amendment to the Authority's Water Supply Agreement with FB 190 to include an unguaranteed increase in the allocated water supply amount from 720,000 to 1,560,000 gallons per day, contingent upon completion of the Authority's Joint Surface Water Supply Project with the WHCRWA, Main Segments 18A and 19;
- (3) an Agreement for Professional Engineering Services with 5engineering, LLC to provide a third-party audit for the Authority's facilities in the amount of \$75,185.00;
- (4) award of the contract for construction of Main Segment 18A to PSL in the amount of \$13,934,743.60, based upon 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, pending BGE's verification of references;
- (5) payment of an invoice submitted by MIS for the population study report in the amount of \$67,525.00;
- (6) Pay Estimate No. 1 and Final submitted by Expoxy Design Systems, Inc. for construction of minor structural and aesthetic repairs to the BPS in the amount of \$16,382.00 and acceptance of the project;
- (7) Pay Estimate No. 1 and Final submitted by Great Barrier Roof, LLC for installation of a new thermoplastic polyolefin roof on the BPS in the amount of \$101,467.50 and acceptance of the project; and
- (8) adoption of a Resolution Reappointing Directors to the Board of Directors of the FBSD, reappointing Melony Gay and Mark Gehringer to serve until January 1, 2026.

Director Hollingsworth seconded the motion, which passed unanimously.

FINANCING PLAN MATTERS, INCLUDING AUTHORITY'S \$36,735,000 WATER SYSTEM REVENUE BONDS, SERIES 2025 ("SERIES 2025 BONDS")

Ms. Miller reported that closing for the Authority's Series 2025 Bonds to finance the construction of the Authority's internal water distribution lines is scheduled for November 21, 2025. Following discussion, Director Abrahamson moved to authorize disbursement of the bond proceeds from the issuance of the Authority Series 2025 Bonds. Director Hollingsworth seconded the motion, which passed unanimously.

ARBITRAGE REBATE REPORT

Ms. Miller reviewed an arbitrage rebate and yield restriction liability report prepared by OmniCap Group, LLC for the Authority's Series 2021 Bonds. She reported that the Authority's total current liability is \$3,479,686.00 and a payment is anticipated to be made to the Internal Revenue Service no later than 60 days after September 21, 2026, for the Series 2021 Bonds. Mr. Watson stated that the Authority's anticipated arbitrage rebate liability payments are being tracked and earmarked.

HISTORICAL BOND AND TAX REPORT TO COMPTROLLER

Ms. Miller presented a memorandum regarding requirements for certain governmental entities to submit certain information about proposed and issued bonds and tax rate elections to the Comptroller for incorporation into a public database, a copy of which is attached. She stated that ABHR will work with the Authority's consultants to prepare and submit the required information by the reporting deadline.

REALTY INTEREST ACQUISITION

The Board concurred to defer this item.

2026 DIRECTOR APPOINTMENT PROCESS

Ms. Miller reported that the terms of office for the Directors of Precinct Nos. 2, 4, and 6 will expire in May, 2026. She reviewed a Resolution Adopting Rules for 2026 Appointment Process for Directors which states that candidate nominations are due by February 15, 2026, and the deadline for all utility districts to submit their water usage is March 1, 2026. She discussed notices for distribution to the municipal utility districts located within the Authority and the City of Fulshear requesting submission of candidate nominations from Precinct Nos. 2, 4, and 6, and 2025 water usage from all municipal utility districts located within the Authority and the City of Fulshear. She stated that water usage amounts are used to calculate the strength of the vote of each municipal utility district within a director precinct during the director appointment process conducted during even-numbered years. She stated that ballots for precincts with contested appointments will be sent to the municipal utility districts within the applicable precinct by March 15, 2026, and the deadline for the municipal utility districts to submit completed ballots is April 30, 2026. Following review and

discussion, Director Abrahamson moved to (1) adopt the Resolution Adopting Rules for 2026 Appointment Process for Directors; and (2) authorize distribution of notices to the municipal utility districts located within the Authority and the City of Fulshear requesting submission of candidate nominations from Precinct Nos. 2, 4, and 6, and 2025 water usage from all municipal utility districts. Director Hollingsworth seconded the motion, which passed unanimously.

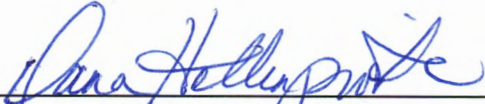
MEETING PLANNING AND SCHEDULING MATTERS

The Board concurred to reschedule its next regular meeting to Thursday, December 18, 2025, at the Creekside at Lakemont Park Facility due to the Christmas holiday.

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)



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