



900 Bay Area Boulevard
Houston, Texas 77058
281/488-1164 Fax 281/488-3400

CLEAR LAKE CITY WATER AUTHORITY

July 10, 2026,

To: All Persons Interested in the Meeting of the Clear Lake City Water Authority Board of Directors.

Notice is hereby given that the Board of the Clear Lake City Water Authority (The "Authority") will convene at 7:00 p.m. on July 16, 2026, in Regular Session open to the public at 900 Bay Area Boulevard within such Authority, such location being the location where a quorum of the Board will be physically present, and by:

Video conference call at: <https://meet.goto.com/788148629>

Phone conference call at: +1 (408) 650-3123 Access Code: 788-148-629

Video conference attendance is authorized by Section 551.127, Texas Government Code. At the meeting the following items will be considered and acted on:

1. Approve or correct the minutes of the June 11, 2026, Regular Board Meeting;
2. Comments from the floor (5-minute limitation);
3. Review and act, if necessary, upon report from Garver, Engineering Consultant, on any matters pertaining to CLCWA WWTP Expansion;
4. Review and approve Pay Application 1 CLCWA WWRF New Headworks Design;
5. Consider and act upon Resolution Authorizing Application to the Texas Commission on Environmental Quality for Emergency Approval of WWTP Gravity Filters NOS.3 and 4 Emergency Repair;
6. Consider and act upon contracting with Assessments of the Southwest, Inc. to provide Tax Assessor/Collector services;
7. Consider and act upon a Resolution Requesting Approval from Texas Commission on Environmental Quality for a Change in Use of Funds for CLCWA Bond Issue No. 44;
8. Consider and act upon Resolution Declaring Development Status of Authority for 2026 Tax Year;
9. Consider and act upon variance request for 1904 El Dorado, Mavis Tire & Brakes;
10. Consider and act upon water, sewer, and drainage service to Mavis Tire & Brakes at 1904 El Dorado;
11. Consider and act upon water, sewer, and drainage service to Clear Lake Family Physicians at 1045 Gemini St;
12. Consider and act upon Resolution for the Adoption of an Enforcement Policy, to be titled ENF-40 Unauthorized Use of and/or Activities on Authority Property, to define property

rules, unauthorized activities/dumping, establish civil penalties, and enforcement procedures;

13. Receive Tax Collector Report ending June 30, 2026;
14. Receive revised Tax Collector Reports for April and May 2026;
15. Receive Financial Report ending May 31, 2026;
16. Receive revised Financial Reports for April 2026;
17. Consider and act upon the Operating Disbursement's Report ending June 30, 2026;
18. Review and approve Pay Application 4 for Phase 99 Rehabilitation – Running Springs Drive Utility Relocation;
19. Review and approve Pay Application 4 for Phase 104 Rehabilitation;
20. Review and approve Project Status Report 2 for Sanitary Sewer Phase 105 Television Inspection;
21. Review and approve Pay Application 8 for Elevated Storage Tank No. 4 Recoating;
22. Review and approve Pay Application 8 for Water Plant No. 2 Ground Storage Tank No. 2 Rehabilitation and Recoating;
23. Review and approve Pay Application 7 for Water Plant No. 3 Rehabilitation Phase 1;
24. Review and act, if necessary, upon the Engineer's Report and any matters pertaining to construction contracts;
25. Consider and act upon approval of the Capital Projects Disbursements;
26. Receive and act upon, if necessary, the Attorney's Report;
27. Receive and act upon the Investment Summary ending May 31, 2026;
28. Receive and act upon, if necessary, the Exploration Green Conservancy report;
29. Receive and act upon, if necessary, the General Manager's Report;
30. Old and New Business;
31. Consider and act upon adjourning the meeting.

Following the Board's consideration, and action if any, on the above items, the Board will adjourn from Regular Session and reconvene in Closed Session pursuant to §551.071 of the Government Code for the purpose of consulting with its attorney, pursuant to §551.072 of the Government Code to deliberate regarding real property and pursuant to §551.074 of the Government Code to discuss personnel matters. The Board may, if it deems necessary, designate certain directors as "Acting President" or "Acting Secretary" in the absence of necessary officers.

Jennifer Morrow
General Manager
Clear Lake City Water Authority
(SEAL)



CLEAR LAKE CITY WATER AUTHORITY

Board of Directors' Regular Meeting Minutes July 16, 2026

Regular Meeting

The Board of Directors ("Board") of the Clear Lake City Water Authority ("CLCWA") convened in Regular Session open to the public at 7:00 p.m. (CDT), on Thursday, July 16, 2026, at 900 Bay Area Blvd., such location being the location where a quorum of the Board was physically present and by video conference call at:

Video conference call at: <https://global.gotomeeting.com/join/788148629>
Phone conference call at +1(408) 650-3123 Access Code: 788-148-629

Video Conference attendance was authorized by Section 551.127, Texas Government Code.

Roll Call

Roll was called of the members:

Mr. W. Thomas Morrow, President;
Mr. Robert T. Savely, Vice-President, (by video conference);
Ms. Anthea Guest, Secretary;
Mr. John Graf, Director, (by video conference);
Mr. Brady Pyle, Director;

Also present were:

Ms. Jennifer Morrow, General Manager;
Mr. Alex Salgado, Utility Operations Engineer;
Mr. Samuel Johnson, Attorney, Coats Rose, (by video conference);
Mr. Adam Anderson, Engineer, LAN;
Mr. Wade Parks, Engineer, Garver;
Mr. Jason Kirby, Engineer, Garver;
Mr. Larry Dunbar, Hydrologist, Lawrence G. Dunbar, P.E, (by video conference);
Mr. Frank Elliott, Wastewater Superintendent;
Mr. Dean McGee, Finance Director;
Ms. Jojo Finkeldei, HR Manager;
Ms. Diana Espinoza, Senior Accountant, (by video conference);
Ms. Heather Frank, Recording Secretary.

(A visitor roster copy is on file in the official records of the Authority and identified as Exhibit A.)

1. Minutes of June 11, 2026, Regular Meeting Approved

Reading of the minutes of the June 11, 2026, Regular Board Meeting was waived because all Directors had received copies before the meeting. (A copy of which is on file in the official records of the Authority and identified as Exhibit B.)

Thereupon, by motion duly made by Director Pyle and seconded by Director Guest, the Board voted unanimously to approve the minutes of the June 11, 2026, Regular Board Meeting.

2. Comments from the Floor

No comments from the floor.

3. Report from Garver, Engineering Consultant, on any matters pertaining to CLCWA WWTP Expansion

Mr. Jason Kirby informed the Board that the demolition of the out-of-service clarifier is complete, and they are expected to proceed with excavation and shoring in August. Upfront procurement submittals are approximately 50% complete. During the most recent coordination meeting, the contractor was directed to update the construction schedule and attempt to load the weight of the completion of tasks early in the construction phase to utilize the timeline efficiently and to provide a contingency margin. Two previous submittals are pending response, with an additional five added July 16, 2026. Work on the effluent station is projected to continue through November.

4. Pay Application 1 CLCWA WWRF New Headworks Design Approved

Pay Application 1 CLCWA WWRF New Headworks Design was presented to the Board for review and approval. (A copy of which is on file in the official records of the Authority and identified as Exhibit C.) It was noted that a main focus of the next coordination meeting will be the procurement of equipment that affects multiple trades/stages in the timeline or has long-lead items, to assist with the current difference between Percent Time Used and Percent Complete. Variances such as this are typical for heavy construction projects, as up-front work tends to be logistical, and the contractor has stated that the completion date of the timeline is still appropriate.

Thereupon, by motion duly made by Director Guest and seconded by Director Pyle, the Board voted unanimously to approve Pay Application 1 CLCWA WWRF New Headworks Design to Ser Vox LLC, for \$573,448.50.

5. Resolution Authorizing Application to the Texas Commission on Environmental Quality for Emergency Approval of WWTP Gravity Filters NOS.3 and 4 Emergency Repair Approved

Ms. Morrow provided an overview of the Resolution Authorizing Application to the Texas Commission on Environmental Quality for Emergency Approval of WWTP Gravity Filters (GF) NOS. 3 and 4 Emergency Repair. (A copy of which is on file in the official records of the Authority and identified as Exhibit D.) It was noted that the floor of GF NOS. 3 collapsed at the end of June 2026. A portable filtration unit and generator were rented to maintain plant capacity. Temporary measures were put in place to minimize the rentals required. A short-term goal of the project will be to replace non-functional parts to get the current filter in service until the permanent repair/replacement can be completed. The project will take approximately 2 years to complete design and construction. The failure was unforeseen in the reviews of results from the three-year rehabilitation schedule.

Gravity Filters 1, 2, and 5 are functioning. GF NOS. 4 is at 30-40% capacity. GF NOS. 3 and 4 previously handled the main brunt of incoming flows. It was inquired if a contingency plan was needed in case of additional failures. Mr. Elliott explained that, on average, capacity usage is around 14 million gallons, up to 21 million gallons during extreme weather. Capacity is steady, and the current standard response could be used efficiently. Phase 2 of the CLCWA WWTP Expansion will include technology for flow balancing and reduced turnaround during maintenance.

Thereupon, by motion duly made by Director Pyle and seconded by Director Guest, the Board voted unanimously to approve the Resolution Authorizing Application to the Texas Commission on Environmental Quality for Emergency Approval of WWTP Gravity Filters NOS. 3 and 4 Emergency Repair.

6. Contracting with Assessments of the Southwest, Inc. to provide Tax Assessor/Collector services
Approved

Ms. Emily Bourgeois, Clerk Manager, and Shari Tuckwell, Office Manager of Assessments of the Southwest, Inc (ASW), provided an overview of ASW's introduction and proposal. (A copy of which is on file in the official records of the Authority and identified as Exhibit E.) It was noted that the company was established in 1977 and is currently contracted with approximately 325 special districts. Data security and redundancy are standard contingency practices, including an off-site server and daily out-of-state data backups. A neighboring location in Friendswood, TX, will offer in-person assistance to any Authority resident, along with standard phone and online support. CLCWA staff will continue to offer support to residents who come to the Administration building, with the assistance of ASW.

Mailers, inserts with statements, website updates, social media notices, and in-office displays would be used to facilitate communicating the change to residents.

The reading of the contract terms was waived due to all Directors having received copies prior to the meeting. Mr. Johnson, CLCWA's legal counsel, stated that the contract has been reviewed and that the terms are acceptable.

Thereupon, by motion duly made by Director Pyle and seconded by Director Guest, the Board voted unanimously to approve Contracting with Assessments of the Southwest, Inc. to provide Tax Assessor/Collector services.

Ms. Morrow explained that ASW would need to create and manage a separate bank account to process resident payments, with the CLCWA remaining the account holder/signer. The timeline to finalize the bank account creation could take up to 60 days. To facilitate transitioning before the next tax season, it is requested that approval be considered to create the stated bank account, to be ratified at the next regular board meeting.

Thereupon, by motion duly made by Director Savely and seconded by Director Pyle, the Board voted unanimously to approve Assessments of the Southwest, Inc., to create and manage a Wells Fargo account for the CLCWA for tax collection services.

7. Resolution Requesting Approval from Texas Commission on Environmental Quality for a Change in Use of Funds for CLCWA Bond Issue No. 44
Approved

Ms. Morrow provided an overview of the Resolution Requesting Approval from Texas Commission on Environmental Quality for a Change in Use of Funds for CLCWA Bond Issue No. 44. (A copy of which is on file in the official records of the Authority and identified as Exhibit F.) It is requested that a portion of the funds currently allotted for the next SETL cash call, which the City of Houston postponed until fiscal year 2029/30, be used for two previously discussed projects. The purchase of meters to make significant progress on the Meter/MIU changeout project and main office renovations.

Thereupon, by motion duly made by Director Guest and seconded by Director Pyle, the Board voted to approve the Resolution Requesting Approval from Texas Commission on Environmental Quality for a Change in Use of Funds for CLCWA Bond Issue No. 44.

President Morrow thanked the staff for being proactive and utilizing available funds in a way that is beneficial and keeps the Authority moving forward.

8. Resolution
Declaring
Development
Status of Authority
for 2026 Tax Year
Approved

Mr. Johnson explained that declaring the development status is an annual first step in the adoption of the CLCWA tax rate for 2026. The Texas Water Code provides for different classifications of districts depending on their stage of development. A district is considered "developed" if it has financed, completed, and issued bonds to pay for all land, works, improvements, facilities, plants, equipment, and appliances necessary to serve at least 95 percent of the projected buildout of the district in accordance with the purposes for its creation or the purposes authorized by law. Depending on the development status classification of the district, different rules apply to the establishment of the Operation and Maintenance tax rate. Mr. Johnson provided an overview of the Resolution and the Methodology for Determining Projected Buildout, prepared by LAN. (A copy of which is on file in the official records of the Authority and identified as Exhibit G.) Mr. Johnson stated that the CLCWA does not meet the 95% threshold and recommended approval of the resolution that declares the CLCWA as a developing district for the 2026 tax year.

Thereupon, by motion duly made by Director Savely and seconded by Director Guest, the Board voted unanimously to approve the Resolution Declaring Development Status of Authority for 2026 Tax Year as a Developing District.

9. Variance request
for 1904 El
Dorado, Mavis
Tire & Brakes
Approved

Mr. Larry Dunbar provided an overview of the variance request for 1904 El Dorado, Mavis Tire & Brakes. The Professional Engineer, Jeremiah Kameron of Kimley-Horn, provided documentation for a variance request. Mr. Dunbar verified the information's validity and provided a "No Objection" letter for the terms of the requested variance. (A copy of which is on file in the official records of the Authority and identified as Exhibit H.)

President Morrow thanked Mr. Dunbar for assisting in reducing the risk to our community from additional flooding related to development.

Thereupon, by motion duly made by Director Savely and seconded by Director Pyle, the Board voted unanimously to approve the variance request for 1904 El Dorado, Mavis Tire & Brakes.

10. Water, sewer, and
drainage service
to Mavis Tire &
Brakes at 1904 El
Dorado
Approved

Ms. Morrow presented to the Board that a water, sewer, and drainage service request from Mavis Tire & Brakes at 1904 El Dorado has been received and that the required staff and consultant reviews have been completed satisfactorily. Provided documentation is included in the packet. (A copy of which is on file in the official records of the Authority and identified as Exhibit I.)

Thereupon, by motion duly made by Director Savely and seconded by Director Guest, the Board voted unanimously to approve Water, sewer, and drainage service to Mavis Tire & Brakes at 1904 El Dorado.

11. Water, sewer, and
drainage service

Ms. Morrow presented to the Board that a water, sewer, and drainage service request from Clear Lake Family Physicians at 1045 Gemini St has

to Clear Lake
Family Physicians
at 1045 Gemini St
Approved

been received, and that the required staff and consultant reviews have been completed satisfactorily. Provided documentation is included in the packet. (A copy of which is on file in the official records of the Authority and identified as Exhibit J.)

Thereupon, by motion duly made by Director Pyle and seconded by Director Guest, the Board voted unanimously to approve Water, sewer, and drainage service to Clear Lake Family Physicians at 1045 Gemini St.

Discussion on
Agenda Item 29a

Proceeded to Agenda Item 29a Update on Drainage Study, to allow for Mr. Larry Dunbar to provide an overview in a timeline concurrent with other agenda items, predicated on Mr. Dunbar's consulting.

Mr. Larry Dunbar provided an update on the status of the New Drainage Study for CLCWA by P.B. Bedient & Assoc., Inc., approved at the February 12, 2026, Regular Board Meeting. A new one-foot contour map and a computer model using HEC-RAS 2D have been developed. These updates allow for the integration of 2024 LIDAR data, the CLCWA storm sewer system, Exploration Green's detention, in-boundary waterways' overflow patterns, lot lines, potential impacts from surrounding bayous, and the updated Atlas 14 rainfall projections into an interactive grid-area map. This provides access to a more detailed analysis by including floodplain flows and water levels, along with the potential impact from rainfall/inundation across the watershed within the Authority's boundary. It was reiterated that this modeling does not include storm surge.

Regarding the comparison of the new FEMA flood maps, currently in draft/preliminary form and viewable on the MAAPnext site in partnership with the County Flood Control District, with the new CLCWA model. The FEMA model uses 2018 Lidar, which does not incorporate Exploration Green in the dataset. Work is still in process to calibrate and validate the model. One aspect used is to input 2018 lidar data into the model to do a virtual comparison of real-world results using Hurricane Harvey data.

Director Savely requested that the final documentation define the Atlas 14 rainfall statistics for the 10-year, 100-year, and 500-year events, and that higher-resolution maps be created, subdivided by subdivision, to allow individuals to reference particular areas of interest.

It was noted that the LIDAR data being used for this modeling is known as "bare-earth" data, i.e. reflects the elevations of the ground without including above-ground things like buildings, trees, cars, etc. nor do they reflect ground elevations below the waterline in streams or ponds. As such, the Harris County existing hydraulic modeling of the streams in the CLCWA area were used to obtain information about the surveyed bottom of these streams for incorporation into this HEC-RAS 2D modeling.

12. Resolution for the
Adoption of an
Enforcement
Policy, to be titled
ENF-40
Unauthorized Use
of and/or Activities
on Authority

Ms. Morrow presented to the Board the Resolution for the Adoption of an Enforcement Policy, to be titled ENF-40 Unauthorized Use of and/or Activities on Authority Property, to define property rules, unauthorized activities/dumping, establish civil penalties, and enforcement procedures. (A copy of which is on file in the official records of the Authority and identified as Exhibit K.) The proposed policy will address such matters as the current ongoing concern of residents mowing from their private property into Exploration Green, which heightens the spread of Johnson Grass

Property, to define property rules, unauthorized activities/dumping, establish civil penalties, and enforcement procedures
Approved

seeds that cause displacement of the reintroduced native grasses, damaging the native grasses, and loosening existing root systems; thus, contributing to erosion, slope failures, additional sediment in ponds, and ponding on the sidewalks. Also, another ongoing concern is the dumping of landscaping refuse, garbage, and other debris.

It was noted that the CLCWA typically maintains an approximate area of 20 ft from residents' rear property line into Exploration Green, mowing it approximately every 2-4 weeks after establishment and, depending on weather, at an average landscaping height to hinder or impede the encroachment of wildlife and native grasses into personal lawns.

Director Savely introduced a tiered penalty structure for each offense: (1st) Warning; (2nd) Fine of \$100.00; (3rd and up) Fine of \$500.00.

Thereupon, by motion duly made by Director Guest and seconded by Director Savely, the Board voted unanimously to approve the Resolution for the Adoption of an Enforcement Policy, to be titled ENF-40 Unauthorized Use of and/or Activities on Authority Property, to define property rules, unauthorized activities/dumping, establish civil penalties, and enforcement procedures, predicated on the inclusion of the tiered penalty structure for each offense: (1st) Warning; (2nd) Fine of \$100.00; (3rd and up) Fine of \$500.00.

13. Tax Collector's
Report Ending
06/30/2026

The Tax Collector's Report ending June 30, 2026, was presented for the Board's review. (A copy of which is on file in the official records of the Authority and identified as Exhibit L.) It was noted that % Collected Same Period Last Yr on the current report and moving forward will now reflect the value using the 2025 calculation update for a more accurate comparison of monthly collections. Collections are over the projected annual budget.

14. Revised Tax
Collector Reports
for April and May
2026

Revisions to the April and May reports were provided to reflect the updated % Collected Same Period Last Yr values, reflecting the 2025 calculation update. (A copy of which is on file in the official records of the Authority and identified as Exhibit M.)

15. Financial Report
Ending
05/31/2026

The Financial Report for the period ending May 31, 2026, was presented to the Board for review. (A copy of which is on file in the official records of the Authority and identified as Exhibit N.) It was noted that this 8-month reporting period continues to show a positive variance trend against the monthly average of the conservative annual budget, mainly influenced by continued higher-than-projected maintenance tax and water/sewer usage, and lower-than-projected plant and facility maintenance costs. Plant and facility maintenance costs may show more closely aligned percentage comparisons in the following month's report due to rising temperatures, which generally increase the need for chemicals and supplies.

16. Revised Financial
Reports for April
2026

The General Fund and Debt Service Fund Statements for April were revised to reflect corrected Maintenance Tax values, as the previous report used estimated values from bank statements since the final April Tax Report was not available at the time. (A copy of which is on file in the official records of the Authority and identified as Exhibit O.)

17. Operating
Disbursements
Report Ending
06/30/2026
Approved

The Operating Disbursements Report for the period ending June 30, 2026, was presented to the Board for review and approval. (A copy of which is on file in the official records of the Authority and identified as Exhibit P.)

Thereupon, by motion duly made by Director Pyle and seconded by Director Guest, the Board voted unanimously to approve the Operating Disbursements Report for the period ending June 30, 2026.

18. Pay Application 4
for Phase 99
Rehabilitation –
Running Springs
Drive Utility
Relocation
Approved

Pay Application 4 for Phase 99 Rehabilitation – Running Springs Drive Utility Relocation was presented to the Board for review and approval. (A copy of which is on file in the official records of the Authority and identified as Exhibit Q.) The contractor stated that a 2nd crew would be mobilized to address the variance between the percent complete and time used. It was noted that the sanitary sewer trunk line is projected to be completed in 2 weeks. Before project closure, an inspection will be conducted to ensure any damaged infrastructure is repaired.

Thereupon, by motion duly made by Director Pyle and seconded by Director Guest, the Board voted unanimously to approve Pay Application 4 for Phase 99 Rehabilitation – Running Springs Drive Utility Relocation to V&S Construction Co. for \$204,471.30.

19. Pay Application 4
for Phase 104
Rehabilitation
Approved

Pay Application 4 for Phase 104 Rehabilitation was presented to the Board for review and approval. (A copy of which is on file in the official records of the Authority and identified as Exhibit R.) It was noted that the crew has progressed ahead of schedule and is close to completion.

Thereupon, by motion duly made by Director Guest and seconded by Director Pyle, the Board voted unanimously to approve Pay Application 4 for Phase 104 Rehabilitation to Lopez Utilities, LLC for \$201,053.02.

20. Project Status
Report 2 for
Sanitary Sewer
Phase 105
Television
Inspection
Approved

Project Status Report No. 2 for Sanitary Sewer Phase 105 Television Inspection was presented to the Board for review and approval. (A copy of which is on file in the official records of the Authority and identified as Exhibit S.) It was noted that the percent of work complete is affected by the pending review of inspection videos before the acceptance of work. CLCWA crew personnel that are performing the inspections are being pulled to other needs within the CLCWA system as well as weather delays.

Thereupon, by motion duly made by Director Pyle and seconded by Director Guest, the Board voted unanimously to approve Project Status Report No. 2 for Sanitary Sewer Phase 105 Television Inspection by CLCWA staff, valued at \$7,795.08.

21. Pay Application 8
for Elevated
Storage Tank No.
4 Recoating
Approved

Pay Application 8 for Elevated Storage Tank No. 4 Recoating was presented to the Board for review and approval. (A copy of which is on file in the official records of the Authority and identified as Exhibit T.) It was noted that disinfection is scheduled for Monday, July 20, 2026. A bacterial test will follow, and pending any issues, the tank should be back in service by the week of July 27, 2026. Liquidated Damages are being evaluated.

Thereupon, by motion duly made by Director Guest and seconded by Director Pyle, the Board voted unanimously to approve Pay Application 8 for Elevated Storage Tank No. 4 Recoating to D&M Tank, LLC, for \$63,210.00.

22. Pay Application 8
for Water Plant
No. 2 Ground
Storage Tank No.
2 Rehabilitation
and Recoating
Approved

Pay Application 8 for Water Plant No. 2 Ground Storage Tank No. 2 Rehabilitation and Recoating was presented to the Board for review and approval. (A copy of which is on file in the official records of the Authority and identified as Exhibit U.) It was noted that the TCEQ final inspection was completed on July 16, 2026. Pending grass establishment, the project should be closed out next month.

Thereupon, by motion duly made by Director Pyle and seconded by Director Guest, the Board voted unanimously to approve Pay Application 8 for Water Plant No. 2 Ground Storage Tank No. 2 Rehabilitation and Recoating to D&M Tank, LLC, for \$22,387.50.

23. Pay Application 7
for Water Plant
No. 3
Rehabilitation
Phase 1
Approved

Pay Application 7 for Water Plant No. 3 Rehabilitation Phase 1 was presented to the Board for review and approval. (A copy of which is on file in the official records of the Authority and identified as Exhibit V.) It was noted that the project is approximately 98% complete. The reported Percent Complete currently includes a contingency bid item for a sound wall that was not needed and removed from the project scope. A bacterial test is scheduled for the week of July 20, 2026. Pending any issues, the tank should be back in service by the end of that week.

Thereupon, by motion duly made by Director Pyle and seconded by Director Guest, the Board voted unanimously to approve Pay Application 7 for Water Plant No. 3 Rehabilitation Phase 1 to M.K. Painting, Inc, for \$99,945.00.

24. Engineer's Report

Sanitary Sewer Phase 103 Manhole Rehabilitation, projected for completion by August.

Lift Station No. 5 Flood Mitigation Improvements is delayed while CenterPoint waits for a permit from the City of Houston. A meeting with the City of Houston Permitting Department is scheduled for July 17, 2026, to address the issue and finalize the appropriate work scope.

Crescent Landing Water Line Rehabilitation, the contractor is waiting on the delivery of materials, expected in the next one to two weeks.

Storm Sewer Phase 45 Rehabilitation, mobilization is planned for the week of July 20, 2026.

25. Capital Projects
Disbursement
Report
Approved

The Capital Projects Disbursements Report was presented for the Board's review and approval. (A copy of which is on file in the official records of the Authority and identified as Exhibit W.)

Thereupon, by motion duly made by Director Savely and seconded by Director Pyle, the Board voted unanimously to accept and approve the Capital Project Report in the amount of \$1,638,195.14.

26. Attorney's Report

Matters requiring discussion will need to be covered in Executive Session at the end of the current Board Meeting for an attorney-client-privileged consultation for potential litigation matters.

27. Investment
Summary Ending
May 31, 2026
Approved

The Investment Summary for the period ending May 31, 2026, was presented to the Board for review. (A copy of which is on file in the official records of the Authority and identified as Exhibit X.)

Thereupon, by motion duly made by Director Guest and seconded by Director Pyle, the Board voted unanimously to accept and approve the Investment Summary Ending May 31, 2026.

28. Exploration Green
Conservancy
Report

Director Guest informed the Board that the Exploration Green Conservancy (EGC) expressed its appreciation for the extensive work that volunteers have done to progress the Conservancy to a beneficial entity. The Conservancy is transitioning from an organization focused on planting trees and irrigation to one focused on education and employment. The posting to hire an Executive Director has been completed. One concern requiring input is the excessive amount of debris and the use of Fireworks after celebrations such as July 4th and New Year's. Debris left on the ground can be swept into the ponds. Fireworks pose additional concerns, including the risk of landing directly in the ponds, potential fire hazards, noise, and chemical residues that can cause distress to native wildlife. Hiring officers to patrol the grounds on specific dates and at other random times will be used to address ongoing daily concerns and these specified concerns. Work is progressing on rewriting the Conservancy's By-Laws to align them with the Conservancy's endeavor to grow as a beneficial organization.

29. General
Manager's
Report

Ms. Morrow highlighted the following matters with the Board:

The CLCWA is continuing to assist Harris County in gathering resources for litigation related to the unacceptable condition of the storm sewer joints, pipes, seals, and the inadequate installation of stabilizing sand on the El Dorado Boulevard Expansion project.

The Exploration Green Trail Markers project was delayed due to adhesion issues. Alternatives are being considered.

Multiple developers have inquired about available capacity for a potential large multi-family development on a 12-acre lot along Falcon Pass, which CCISD is putting out for bid. Available capacity, policies, and procedures were provided to each inquirer.

During one rehabilitation phase, 7 manholes were found to have been bored through by cable installations. The cabling was removed, and the manholes were repaired.

Questions from Board members included the following.

The one partnership grant awarded by Harris County Pct. 2 will be used for the Storm Sewer Outfall Replacement project.

30. Old and New
Business

Director Guest informed the Board that she would not be available for the August 13, 2026, Regular Board Meeting.

Open Session Recessed at 8:47 p.m.

Executive Session

An Executive Session was held from 8:47 p.m. to 9:14 p.m. to provide attorney-client-privileged consultation for potential litigation matters. The video conference recording was paused for the duration of the session and reactivated prior to the closing of the Board Meeting.

Open Session Resumed at 9:14 p.m.

31. Meeting
Adjourned

President Morrow declared the open meeting adjourned at 9:15 p.m.

President, Board of Directors
CLEAR LAKE CITY WATER AUTHORITY

Secretary, Board of Directors
CLEAR LAKE CITY WATER AUTHORITY

(SEAL)



DATE APPROVED: August 13, 2026