



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

CLEAR LAKE CITY WATER AUTHORITY

June 4, 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 June 11, 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/943851901>

Phone conference call at: +1 (408) 650-3123 Access Code: 943-851-901

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 May 6, 2026, Special Board Meeting;
2. Approve or correct the minutes of the May 14, 2026, Regular Board Meeting;
3. Comments from the floor (5-minute limitation);
4. Review and act, if necessary, upon report from Garver, Engineering Consultant, on any matters pertaining to CLCWA WWTP Expansion;
5. Consider and act upon amending policy R&S-120 Deposits for Water and Sewer Service to Revision 10;
6. Receive Tax Collector Report ending May 31, 2026;
7. Receive Financial Report ending April 30, 2026;
8. Consider and act upon the Operating Disbursement's Report ending May 31, 2026;
9. Review and approve Change Order 1 for Phase 99 Rehabilitation – Running Springs Drive Utility Relocation;
10. Review and approve Pay Application 3 for Phase 99 Rehabilitation – Running Springs Drive Utility Relocation;
11. Review and approve Pay Application 3 for Phase 103 Manhole Rehabilitation;
12. Review and approve Pay Application 3 for Phase 104 Rehabilitation;
13. Review and approve Project Status Report 1 for Sanitary Sewer Phase 105 Television Inspection;

14. Review and approve Pay Application 2 & Final for Lift Station No. 24 Rehabilitation;
15. Review and approve Pay Application 1 for Lift Station No. 20 Rehabilitation;
16. Review and approve Pay Application 7 for Elevated Storage Tank No. 4 Recoating;
17. Review and approve Pay Application 7 for Water Plant No. 2 Ground Storage Tank No. 2 Rehabilitation and Recoating;
18. Review and approve Pay Application 6 for Water Plant No. 3 Rehabilitation Phase 1;
19. Review and act, if necessary, upon the Engineer's Report and any matters pertaining to construction contracts;
20. Consider and act upon approval of the Capital Projects Disbursements;
21. Receive and act upon, if necessary, the Attorney's Report;
22. Receive and act upon the Investment Summary ending April 30, 2026;
23. Receive and act upon, if necessary, the Exploration Green Conservancy report;
24. Receive and act upon, if necessary, the General Manager's Report;
25. Old and New Business;
26. 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 June 11, 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, June 11, 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/943851901>
Phone conference call at +1(408) 650-3123 Access Code: 943-851-901

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;
Ms. Anthea Guest, Secretary;
Mr. John Graf, Director, (by video conference);
Mr. Brady Pyle, Director;

Not in attendance
Mr. Robert T. Savely, Vice-President;

Also present were:

Ms. Jennifer Morrow, General Manager;
Mr. Alex Salgado, Utility Operations Engineer;
Mr. Samuel Johnson, Attorney, Coats Rose, (by video conference);
Mr. Eddie Streich, Engineer, LAN;
Mr. Jason Kirby, Engineer, Garver, (by video conference);
Mr. Dean McGee, Finance Director;
Ms. Marissa Salazar, Customer Service, Utility Billing & Tax Manager;
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 May 6, 2026, Special Meeting Approved

Reading of the minutes of the May 6, 2026, Special 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 May 6, 2026, Special Board Meeting.

2. Minutes of May 14, 2026, Regular Meeting Approved

Reading of the minutes of the May 14, 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 C.)

Thereupon, by motion duly made by Director Guest and seconded by Director Pyle, the Board voted unanimously to approve the minutes of the May 14, 2026, Regular Board Meeting.
3. Comments from the Floor

No comments from the floor.
4. Report from Garver, Engineering Consultant, on any matters pertaining to CLCWA WWTP Expansion

Mr. Jason Kirby informed the Board that site work has begun, including the demo of the out-of-service clarifier and temporary access gate/road. The field observation camera is capturing progress and should be able to provide a detailed time-lapse of the project. Finalizing the schedule of values, submittal responses, geotechnical contract, and shoring plans are in progress. Work on the headworks and effluent station should continue through November. Work on the electrical building should begin in October.
5. Consider and act upon amending policy R&S-120 Deposits for Water and Sewer Service to Revision 10 Approved

Ms. Morrow presented the Board policy R&S-120, Deposits for Water and Sewer Service, to Revision 10. (A copy of which is on file in the official records of the Authority and identified as Exhibit D.) The update was needed to clean up account tracking and closures.

Thereupon, by motion duly made by Director Pyle and seconded by Director Guest, the Board voted unanimously to approve amending policy R&S-120 Deposits for Water and Sewer Service to Revision 10.
6. Tax Collector's Report Ending 05/31/2026

The Tax Collector's Report ending May 31, 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 E.) It was noted that the revisions to the previously reported percentages, reflecting the 2025 calculation updates and providing a more accurate representation of Tax Year reported values, are currently being validated and are expected to be available at the July 2026 Regular Board Meeting.
7. Financial Report Ending 04/30/2026

The Financial Report for the period ending April 30, 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 F.) It was noted that this 7-month reporting 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, lower than projected plant and facility maintenance costs, and the previous reclassification of capital recovery fees paid for modifications to infrastructure to serve a development project by Texas A&M under non-operating revenue. Plant and facility maintenance costs may show more closely aligned percentage comparisons in the following month's report due to annual June Hurricane stocking preparations. The next SETL cash call, scheduled for payment in December 2026 and previously postponed to May 2027, has been postponed by the City of Houston again until the fiscal year 2029/30. It was inquired whether the allocated funds could be utilized in the interim to facilitate needed rehabilitation or update projects. One

possible consideration is the meter and MIU update project, planned for discussion during the General Manager's report.

8. Operating
Disbursements
Report Ending
05/31/2026
Approved

The Operating Disbursements Report for the period ending May 31, 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 G.)

Thereupon, by motion duly made by Director Guest and seconded by Director Pyle, the Board voted unanimously to approve the Operating Disbursements Report for the period ending May 31, 2026.

9. Review and
approve Change
Order 1 for Phase
99 Rehabilitation –
Running Springs
Drive Utility
Relocation
Approved

Change Order 1 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 H.) It was noted that the project required the out-of-scope relocation of Comcast infrastructure in the path of the sanitary sewer installation.

Mr. Eddie Streich was delayed and not available to provide details; hearing of Agenda Item 9 will be suspended until Mr. Streich's arrival.

Returned after Agenda Item 24.

The charge order is to reimburse the contractor for the costs billed by Comcast for the complex relocation of a large box containing a meter, which required coordination with CenterPoint. Standard box relocations are included in the contract scope. The complexity of the large box has been noted, and future projects will take the cost into account during contract bid preparation.

Thereupon, by motion duly made by Director Pyle and seconded by Director Guest, the Board voted unanimously to approve Change Order 1 for Phase 99 Rehabilitation – Running Springs Drive Utility Relocation to V&S Construction Co. for \$11,505.33.

Return to Agenda Item 19.

10. Pay Application 3
for Phase 99
Rehabilitation –
Running Springs
Drive Utility
Relocation
Approved

Pay Application 3 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 I.) It was noted that the water line tie-ins are complete. Dewatering at a 30-foot depth will begin to start the new sanitary sewer line, contingent on weather delays.

Thereupon, by motion duly made by Director Pyle and seconded by Director Guest, the Board voted unanimously to approve Pay Application 3 for Phase 99 Rehabilitation – Running Springs Drive Utility Relocation to V&S Construction Co. for \$118,804.50.

11. Pay Application 3
for Phase 103
Manhole
Rehabilitation
Approved

Pay Application 3 for Phase 103 Manhole 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 J.) It was noted that the project is ahead of schedule.

Thereupon, by motion duly made by Director Guest and seconded by Director Pyle, the Board voted unanimously to approve Pay Application 3 for Phase 103 Manhole Rehabilitation to CDC Unlimited, LLC for \$16,425.00.

12. Pay Application 3
for Phase 104
Rehabilitation
Approved

Pay Application 3 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 K.) It was noted that the project is progressing appropriately and includes raising manholes, pipe bursting, reconnecting service lines, and point repairs.

Thereupon, by motion duly made by Director Pyle and seconded by Director Guest, the Board voted unanimously to approve Pay Application 3 for Phase 104 Rehabilitation to Lopez Utilities, LLC for \$44,998.20.

13. Project Status
Report 1 for
Sanitary Sewer
Phase 105
Television
Inspection
Approved

Project Status Report No. 1 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 L.) It was noted that the TV truck's rehabilitation was completed before the start of the project to mitigate in-process delays. CLCWA crew personnel performing the inspection are also pulled to inspect individual residents' lines as requests are received and have experienced 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. 1 for Sanitary Sewer Phase 105 Television Inspection by CLCWA staff, valued at \$10,726.46.

14. Pay Application 2
& Final for Lift
Station No. 24
Rehabilitation
Approved

Pay Application 2 & Final for Lift Station No. 24 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 M.) It was noted that the 1-year warranty period has started, and an inspection will be carried out in 10 months.

Thereupon, by motion duly made by Director Guest and seconded by Director Pyle, the Board voted unanimously to approve Pay Application 2 & Final for Lift Station No. 24 Rehabilitation to McDonald Municipal and Industrial for \$34,032.10.

15. Pay Application 1
for Lift Station No.
20 Rehabilitation
Approved

Pay Application 1 for Lift Station No. 20 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 N.) It was noted that the project is almost complete, and the pay application timeline was at the discretion of the contractor

Thereupon, by motion duly made by Director Pyle and seconded by Director Guest, the Board voted unanimously to approve Pay Application 1 for Lift Station No. 20 Rehabilitation to McDonald Municipal and Industrial for \$256,507.43.

16. Pay Application 7
for Elevated
Storage Tank No.
4 Recoating
Approved

Pay Application 7 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 O.) It was noted that work is being allowed on Saturdays to facilitate closing the gap between Time Used and Percent Complete.

Thereupon, by motion duly made by Director Guest and seconded by Director Pyle, the Board voted unanimously to approve Pay Application 7 for Elevated Storage Tank No. 4 Recoating to D&M Tank, LLC, for \$138,516.75.

17. Pay Application 7
for Water Plant
No. 2 Ground
Storage Tank No.
2 Rehabilitation
and Recoating
Approved

Pay Application 7 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 P.) It was noted that work on the tank is complete and the tank is in service. Project closeout is pending the replacement of piping between the two ground storage tanks (GST), as the plant will need to be temporarily shut down for the process.

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. 2 Ground Storage Tank No. 2 Rehabilitation and Recoating to D&M Tank, LLC, for \$20,542.50.

18. Pay Application 6
for Water Plant
No. 3
Rehabilitation
Phase 1
Approved

Pay Application 6 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 Q.) It was noted that final touches are pending, and it is estimated to be back in service in 2- 3 weeks.

Thereupon, by motion duly made by Director Guest and seconded by Director Pyle, the Board voted unanimously to approve Pay Application 6 for Water Plant No. 3 Rehabilitation Phase 1 to M.K. Painting, Inc, for \$55,980.00.

19. Engineer's Report

Hearing of Agenda Item 19 was also suspended until Mr. Streich's arrival.

Returned after Agenda Item 9

Harris County Flood Control signed off on the Storm Sewer Phase 44 Emergency Rehabilitation to repair a collapsed section of pipe on the North side of El Dorado Blvd. Project closeout is pending landscaping establishment. Repair work on the collapse at Oak Chase is proceeding.

Open projects that could impact essential infrastructure during extreme weather events were discussed to understand potential risk for the upcoming Hurricane Season. Most recoating projects are projected for completion in July 2026 and to be back in service after disinfection. Water Plants 2 & 3 are in service. Rehabilitation to Lift Station 5 is nearing completion, pending installation of gas meters for the elevated generator. Sanitary Sewer Phase 99 Rehabilitation will proceed into Hurricane Season. The weather will continue to be monitored, and as needed, precautions will be taken to ensure that loose or exposed

materials are properly anchored. Scheduling for the Crescent Landing water line rehabilitation may be affected by heavy rainfall events.

Return to Agenda Item 25.

20. 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 R.)

Thereupon, by motion duly made by Director Pyle and seconded by Director Guest, the Board voted unanimously to accept and approve the Capital Project Report in the amount of \$1,353,382.88.

21. Attorney's Report

Mr. Johnson had nothing to review with the Board.

President Morrow requested input on two upcoming hearings scheduled for the next State House Legislative Session, to monitor for possible impact to the Authority's operations: 1) Municipal Utility District (MUD) operations and 2) Housing Affordability. It was noted that the hearings will be streamed live.

22. Investment
Summary Ending
April 30, 2026
Approved

The Investment Summary for the period ending April 30, 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 S.)

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 April 30, 2026.

23. Exploration Green
Conservancy
Report

Director Guest informed the Board that the Exploration Green Conservancy (EGC) is developing a job description and researching funding sources to hire an Executive Director, in effort to establish full-time personnel to support the organization's maturation. Planning is underway for a May 8, 2027, event to celebrate the planting of the last tree.

24. General
Manager's
Report

Ms. Morrow highlighted the following matters with the Board:

Hurricane preparation meetings have been held, plans/guidelines reviewed, updates coordinated, and field departments are finalizing the procurement of supplies.

Harris County requested assistance in gathering resources for litigation related to the El Dorado Boulevard Expansion project's unacceptable condition of the storm sewer joints, pipes, seals, and the inadequate installation of stabilizing sand. CLCWA engineers are communicating directly with Harris County personnel.

A section of the 18" storm sewer pipe on El Dorado between El Camino and Thunderbay Drive was fully blocked by root inundation. The section had to be temporarily bypassed using pumps and hoses, as a specialized root cutter is needed to remove the roots so the line can be inspected and the most appropriate and cost-effective plan of action determined.

Staff requested consideration of using funds allotted for the next SETL cash call, postponed by the City of Houston until fiscal year 2029/30, to make significant progress on the replacement of commercial meters in the Meter/MIU changeout project. This would allow for additional replacement of inaccurate or nonfunctioning commercial meters before a reported July 1 price increase. With the July 1 timeline, the initial order would be paid out of operating funds, and an intent to reimburse could then be considered at the July 9, 2026, Regular Board Meeting.

Questions from Board members included the following.

Standard procedure at Exploration Green in connection with heavy rainfall events includes attempting to clear grates and other known areas where debris accumulates and hinders the flow of storm water before and after such events, when weather systems are known. If it is safe to do so, attempts to clean are also made during heavy rainfall events.

Highlighted in-process resolutions included the blocked 18" storm sewer on El Dorado, beneficial staff expertise, and an out-of-service collector.

The City of Houston completed repairs to the 42-inch water transmission line that supplies a portion of CLCWA's water distribution system from the City of Houston's Southeast Plant. The CLCWA will be responsible for covering a portion of the repair cost according to its percentage of ownership. A hydrant on Mill Forest was hit during this time and relocated down the line. Once the project was complete, an additional hydrant was added in front of the women's shelter to close a resulting gap in hydrant spacing. It was noted that the bonnet color of a hydrant is correlated to the size of the supply line.

Responsibility for clearing and maintaining ditches, channels, ponds, and other waterways is determined by ownership, both private and Harris County. Private ponds in the Clear Lake City Water Authority (CLCWA) district require annual rotating inspections: one year of owner inspection, followed by the next year a CLCWA inspection. It was noted that Harris County has plans to clean out under the bridges at Exploration Green between Sunflower (Phase 3A) and Cottontail Ponds (Phase 3B).

Return to Agenda Item 9.

Returned After Agenda Item 19.

25. Old and New
Business

Director Graf requested information on the Authority's needs to research a potential future benefit of using newly introduced robotic technology for recoating projects, which could help protect the safety of contracted personnel, improve project timelines, and support cost management. It was noted that the Authority is projecting two water tower recoating projects over the next three years.

26. Meeting
Adjourned

President Morrow declared the open meeting adjourned at 8:19 p.m.

[Redacted]

President, Board of Directors
CLEAR LAKE CITY WATER AUTHORITY

[Redacted]

Secretary, Board of Directors
CLEAR LAKE CITY WATER AUTHORITY

(SEAL)

DATE APPROVED: July 16, 2026

