

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

# CLEAR LAKE CITY WATER AUTHORITY

October 2, 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 October 8, 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/337532173**
**Phone conference call at: +1 (408) 650-3123 Access Code: 337-532-173**

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. Conduct public hearing on the proposed 2026 Ad Valorem tax rate comprised of $0.20 per $100 of assessed valuation for debt service purposes and $0.05 per $100 of assessed valuation for maintenance and operation purposes;

2. Approve or correct the minutes of the September 8, 2026, Special Board Meeting;

3. Approve or correct the minutes of the September 17, 2026, Regular Board Meeting;

4. Comments from the floor (5-minute limitation);

5. Consider and act upon variance request for 1062 Gemini & 1045 Hercules, Business Park;

6. Review and act, if necessary, upon report from Garver, Engineering Consultant, on any matters pertaining to CLCWA WWTP Expansion;

7. Consider and act upon adoption of the proposed 2026 Ad Valorem tax rate;

8. Consider and act upon Amended Notice to Sellers and Purchasers;

9. Receive Tax Collector Report ending September 30, 2026;

10. Consider and act upon Engagement of Coats Rose, P.C. for Legislative Monitoring Services;

11. Receive Financial Report ending August 31, 2026;

12. Consider and act upon the Operating Disbursement's Report ending September 30, 2026;

13. Review and approve Pay Application 7 for Phase 99 Rehabilitation – Running Springs Drive Utility Relocation;

14. Review and approve Pay Application 5 & Final for Sanitary Sewer Phase 103 Manhole Rehabilitation;

15. Review and approve Pay Application 7 & Final for Phase 104 Rehabilitation;

16. Review and approve Project Status Report 5 for Sanitary Sewer Phase 105 Television Inspection;

17. Review bids and consider Awarding Construction Contract for Sanitary Sewer Phase 106 Rehabilitation;

18. Review bids and consider Awarding Construction Contract for Sanitary Sewer Phase 107 Manhole Rehabilitation;

19. Review and approve Pay Application 2 & Final for Lift Station No. 20 Rehabilitation;

20. Review and approve Pay Application 5 for WWTP 24-Inch Sanitary Sewer Replacement;

21. Review and approve Pay Application 2 & Final for Crescent Landing Waterline Rehabilitation;

22. Review and approve Pay Application 1 & Final for Storm Sewer Phase 45 Emergency Rehabilitation;

23. Review and act, if necessary, upon the Engineer's Report and any matters pertaining to construction contracts;

24. Consider and act upon approval of the Capital Projects Disbursements;

25. Receive and act upon, if necessary, the Attorney's Report;

26. Receive and act upon the Investment Summary ending August 31, 2026;

27. Receive and act upon, if necessary, the Exploration Green Conservancy report;

28. Receive and act upon, if necessary, the General Manager's Report;

29. Old and New Business;

30. 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

**CLEAR LAKE CITY WATER AUTHORITY**
Board of Directors'
Regular Meeting Minutes
October 8, 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, October 8, 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/337532173
Phone conference call at +1(408) 650-3123 Access Code: 337532173

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

Also present were:

Ms. Jennifer Morrow, General Manager, (by video conference);
Mr. Alex Salgado, Utility Operations Engineer;
Mr. Sam Johnson, Attorney, Coats Rose, (by video conference);
Mr. Eddie Streich, Engineer, LAN;
Mr. Jason Kirby, Engineer, Garver;
Mr. Wade Parks, Engineer, Garver,
Mr. David Patterson, Tax, ASW;
Mr. Dean McGee, Finance Director;
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. Public hearing on the proposed 2026 Ad Valorem tax rate comprised of $0.20 per $100 of assessed valuation for debt service purposes and $0.05 per $100 of assessed valuation for maintenance and operation purposes

The purpose of this Public Hearing is to receive citizens' comments or questions regarding the proposed 2026 Ad Valorem Tax Rate for CLCWA of $0.20 per $100 for debt service and $0.05 per $100 for maintenance and operation. As the CLCWA has received a recommendation on the necessary tax rate to pay down outstanding debt, approved and authorized the publication of a notice of a public hearing to be conducted at this date and time, and the publication was run. Now, in connection with the annual adoption of the CLCWA tax rate, the public hearing is being held.
The floor was opened for comments.

No public comments or questions were received.

There being no further business to come before the Public Hearing, President Morrow closed the Public Hearing at 7:08 pm.

2. Minutes of September 8, 2026, Special Meeting Approved

Reading of the minutes of the September 8, 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 Savely, the Board voted unanimously to approve the minutes of the September 8, 2026, Special Board Meeting.

3. Minutes of September 17, 2026, Regular Meeting Approved

Reading of the minutes of the September 17, 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 Savely and seconded by Director Guest, the Board voted unanimously to approve the minutes of the September 17, 2026, Regular Board Meeting.

4. Comments from the Floor

No comments from the floor.

5. Variance request for 1062 Gemini & 1045 Hercules, Business Park Approved

Ms. Frank provided an overview of the variance request for 1062 Gemini & 1045 Hercules, Business Park. The Sr. Permit Coordinator, Laura A. Hyder-Mayes of RSG Engineering, Inc., 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 **D**.)

Thereupon, by motion duly made by Director Savely and seconded by Director Pyle, the Board voted unanimously to approve the variance request for 1062 Gemini & 1045 Hercules, Business Park.

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

Mr. Jason Kirby informed the Board that Garver continues to coordinate responses and resolutions to submittals, with currently zero outstanding RFIs. With the focus on items with the longest lead time, that require strict delivery coordination, are from out-of-state suppliers, or require coordination with multiple contractors, such as the manufacturers of the screening and conveyor belt, additional meetings were held to address concerns proactively. The next regular coordination meeting is scheduled for the week of October 12, 2026. To date, unknowns found during excavation for the pipe vault and the aeration header box have not affected the project timeline or cost. Resolutions have remained within the project's standard projected contingencies; as the project progresses, unpredictable unknowns are always possible at this project size. Additional excavation will proceed after forming up from the current excavation phase. Careful consideration and planning will remain a priority.

7. Adoption of the proposed 2026 Ad

The proposed 2026 Ad Valorem tax rate for CLCWA at $0.20 per $100 for the debt service tax rate and $0.05 per $100 for the maintenance and operation tax rate was considered. The adoption of the tax rate is an annual

Valorem tax rate Approved

legal requirement. A financial analysis of the CLCWA tax base, revenues, bond debt, resident interests, area needs, and the financial advisor's recommendations was considered at the September 17, 2026, Regular Board Meeting, and no additional considerations were brought before the Board during the preceding Public Hearing. Therefore, a motion proceeded.

Thereupon, by motion duly made by Director Savely and seconded by Director Pyle, the Board voted unanimously to adopt the proposed 2026 Ad Valorem tax rate for CLCWA: $0.20 per $100 for the debt service tax rate and $0.05 per $100 for the maintenance and operation tax rate.

Accordingly, the Order Setting Debt Service Tax Rate and Levying for 2026 and the Order Setting Maintenance and Operating Tax Rate and Levying for 2026 will be published.

8. Amended Notice to Sellers and Purchasers Approved

Mr. Johnson provided an overview of the amended Notice to Sellers and Purchasers, which 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 **E**.) The Notice to Sellers and Purchasers is a disclosure document required under the Texas Water Code for any person who enters into a purchase agreement for real property within the boundaries of the CLCWA. This document provides information, including the voted authorized bonds, bond amounts, current tax rate, and other statutorily required information. The notice is amended in accordance with the adoption of the 2026 Ad Valorem Tax Rate for CLCWA of $0.20 per $100 for debt service and $0.05 per $100 for maintenance and operation. This form will be recorded in the Harris County real property records and filed with the TCEQ.

Thereupon, by motion duly made by Director Guest and seconded by Director Savely, the Board voted unanimously to approve the Amended Notice to Sellers and Purchasers.

9. Receive Tax Collector Report ending September 30, 2026

The Tax Collector's Report ending September 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 the 2025 Tax Year Refunds YTD total reported is not final and is pending an update to the previous month's amounts. The previous tax years' data import and verification are projected to be complete, and statements mailed to residents by the end of October 2026. The new reporting format will be provided for review before the next regular board meeting. The Write-off of delinquent property tax accounts: tax on real property that has been delinquent for more than 20 years and tax on personal property that has been delinquent for more than 10 years, approved at the September 17, 2026, Regular Board Meeting will be reflected on the November report.

10. Engagement of Coats Rose, P.C. for Legislative Monitoring Services Approved

Mr. Johnson provided an overview of the documentation regarding the engagement of Coats Rose for legislative monitoring. Coats Rose will monitor ahead of and during the 90th Texas Legislative Regular Session and provide a monthly analysis and report of any filings or bills that could result in legislative changes that could impact the Authority's operation, administration, or management. A fixed fee of $22,800.00 will be billed in monthly increments from Jan to May; the amount is based on the standard

time and services provided by dedicated personnel. The Board noted that the previous monitoring has proven to be of benefit to the Authority by assisting it to be aware of and prepared for possible legislative changes.

Thereupon, by motion duly made by Director Guest and seconded by Director Savely, the Board voted unanimously to approve the engagement of Coats Rose for legislative monitoring services.

11. Financial Report Ending 08/31/2026

The Financial Report for the period ending August 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 **G**.) It was noted that this 11-month reporting period continues to show a positive variance trend against the monthly average of the conservative annual budget, continuing to be driven by higher-than-projected maintenance tax and water/sewer usage, unexpected non-operating revenue, lower-than-projected plant and facility maintenance costs, personnel changes, and postponed activities. Unexpectedly, revenue from sewer charges far exceeded projections, driven by a significant, sustained increase in usage at the Johnson Space Center (JSC) throughout the fiscal year after a recent meter change out.

12. Operating Disbursements Report Ending 09/30/2026 Approved

The Operating Disbursements Report for the period ending September 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 **H**.)

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 September 31, 2026.

13. Pay Application 7 for Phase 99 Rehabilitation – Running Springs Drive Utility Relocation Approved

Pay Application 7 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**.) The project is significantly complete; the updated percent complete is pending review of submitted inspection videos. The requested variance for the slope grade percentage resulting from connecting replaced sidewalk sections to the unmodified preexisting sidewalk was approved, and the majority of the concrete has been poured. Finalizing one sidewalk section and punch list items is in progress.

The City of Houston has been notified that the project is complete and has proceeded with coordinating with CenterPoint to replace the removed streetlights. The timeline is projected for 4-6 weeks.

Thereupon, by motion duly made by Director Pyle and seconded by Director Savely, the Board voted unanimously to approve Pay Application 7 for Phase 99 Rehabilitation – Running Springs Drive Utility Relocation to V&S Construction Co. for $81,212.40.

14. Pay Application 5 & Final for Sanitary Sewer Phase 103 Manhole

Pay Application 5 & Final for Sanitary Sewer 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**.) The 1-year warranty period has started, and an inspection will be carried out in 10 months.

Rehabilitation Approved

Thereupon, by motion duly made by Director Guest and seconded by Director Pyle, the Board voted unanimously to approve Pay Application 5 & Final for Sanitary Sewer Phase 103 Manhole Rehabilitation to CDC Unlimited, LLC for $26,183.40.

15. Pay Application 7 & Final for Phase 104 Rehabilitation Approved

Pay Application 7 & Final 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**.) The 1-year warranty period has started, and an inspection will be carried out in 10 months.

Thereupon, by motion duly made by Director Savely and seconded by Director Pyle, the Board voted unanimously to approve Pay Application 7 & Final for Phase 104 Rehabilitation to Lopez Utilities, LLC for $51,790.51.

16. Project Status Report 5 for Sanitary Sewer Phase 105 Television Inspection Approved

Project Status Report No. 5 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 due to the significant number of area main breaks, the project has been suspended while the crew is focusing on repairs and site restorations. With the additional 60 site restorations pending, the project is projected to resume in 2 months.

Thereupon, by motion duly made by Director Pyle and seconded by Director Guest, the Board voted unanimously to approve Project Status Report No. 5 for Sanitary Sewer Phase 105 Television Inspection by CLCWA staff, valued at $6,580.00.

17. Awarding Construction Contract for Sanitary Sewer Phase 106 Rehabilitation Approved

Four bids for the Sanitary Sewer Phase 106 Rehabilitation construction contract were presented to the Board for review and discussion to consider options and accept or reject any or all of the bids. (A copy of which is on file in the official records of the Authority and identified as Exhibit **M**.) Capital Underground Utilities, LLC was recommended based on a review of their work history, experience, financial standing, and references.

Thereupon, by motion duly made by Director Pyle and seconded by Director Savely, the Board voted unanimously to accept Capital Underground Utilities, LLC's bid of $894,075.00.

18. Awarding Construction Contract for Sanitary Sewer Phase 107 Manhole Rehabilitation Approved

Eight bids for the Sanitary Sewer Phase 107 Manhole Rehabilitation construction contract were presented to the Board for review and discussion to consider options and accept or reject any or all of the bids. (A copy of which is on file in the official records of the Authority and identified as Exhibit **N**.) Amar Contractors, LLC was recommended based on a review of their work history, experience, financial standing, and references. Concerns regarding the bid amount and calendar days were discussed. The contractor was questioned about the significantly lower bid amount and timeline and verified that the bid terms were correct and feasible, and that the bid terms were influenced by the goal of establishing a relationship with the Authority and having an opportunity to prove value. The contractor has been a subcontractor in the area for about 8 years and a general contractor for 2 years.

Thereupon, by motion duly made by Director Savely and seconded by Director Pyle, the Board voted unanimously to accept Amar Contractors, LLC's bid of $193,800.00.

19. Pay Application 2 & Final for Lift Station No. 20 Rehabilitation Approved

Pay Application 2 & Final 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 **O**.) The 1-year warranty period has started, and an inspection will be carried out in 10 months.

Thereupon, by motion duly made by Director Savely and seconded by Director Guest, the Board voted unanimously to approve Pay Application 2 & Final for Lift Station No. 20 Rehabilitation to McDonald Municipal and Industrial for $67,961.57.

20. Pay Application 5 for WWTP 24-Inch Sanitary Sewer Replacement Approved

Pay Application 5 for WWTP 24-Inch Sanitary Sewer Replacement 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 the work is significantly complete and the contractor has requested a reduction in the retainage percentage held. Project closeout is pending turf establishment and negotiation of change order cost for the additional work on the NASA force main.

Per the contract, once project completion exceeds 50%, the contractor can request a reduction in the retainage percentage held. If not approved, interest would apply to the amount. If there are no concerns about project completion and the remaining amount held equals or exceeds the possible costs to complete the project, a reduction is typically approved.

Thereupon, by motion duly made by Director Pyle and seconded by Director Guest, the Board voted unanimously to approve Pay Application 5 for WWTP 24-Inch Sanitary Sewer Replacement to Vera Industries, LLC, for $51,679.60.

21. Pay Application 2 & Final for Crescent Landing Waterline Rehabilitation Approved

Pay 2 & Final for Crescent Landing Waterline 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 **Q**.) 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 Savely and seconded by Director Guest, the Board voted unanimously to approve Pay Application 2 & Final for Crescent Landing Waterline Rehabilitation to Faith Utilities, LLC for $12,984.00.

22. Pay Application 1 & Final for Storm Sewer Phase 45 Emergency Rehabilitation Approved

Pay Application 1 & Final for Storm Sewer Phase 45 Emergency 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**.) Harris County Flood Control approved the project. The 1-year warranty period has started, and an inspection will be carried out in 10 months.

Thereupon, by motion duly made by Director Pyle and seconded by Director Guest, the Board voted unanimously to approve Pay Application 1 & Final for Storm Sewer Phase 45 Emergency Rehabilitation to CDC Unlimited, LLC, for $46,500.00.

23. Engineer's Report

Lift Station No. 5 Flood Mitigation Improvements: The gas meter has been installed. Project completion is pending permanent power.

Recoating of Ground Storage Tanks (GST) No. 2 at Water Plant (WP) No. 3 and GST No. 1 and 2 at WP No. 1: Work is planned to start in early November, in accordance with standard hurricane season predictions.

The fall biannual Impact Fee Advisory Committee meeting: No significant development updates were reported. The next 5-year update is due on 12/14/28. A reevaluation of current and projected future capacity needs for possible updates to the established fee or area is scheduled to start in 2027.

24. 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 **S**.)

Thereupon, by motion duly made by Director Savely and seconded by Director Pyle, the Board voted unanimously to accept and approve the Capital Project Disbursement Report in the amount of $1,254,892.81.

25. Attorney's Report

Mr. Johnson had nothing to review with the Board.

26. Investment Summary Ending August 31, 2026 Approved

The Investment Summary for the period ending August 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 **T**.)

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

27. Exploration Green Conservancy Report

Director Guest informed the Board that the Exploration Green Conservancy (EGC) has officially hired an Executive Director, Courtney Smith. Value was seen in her experience with the Galveston Bay Foundation, including its related insights and established relationships with shared partners.

28. General Manager's Report

Ms. Morrow highlighted the following matters with the Board:

WWTP Gravity Filters (GF) NOS. 3 and 4 Emergency Repair: The second filtration vessel is in service. Piping is being installed to make it a semi-permanent installation, to accommodate the temporary bypass over the next 12-18 months until the permanent fix is in place.

Main breaks: currently, 7 known leaks are pending repair of the 60 over the past month. "Water Leak Reported" signs have been implemented to be placed on-site at reported leaks to provide repair schedule information,

streamline reporting of new leaks, and reduce redundant reporting. "Site Restoration Pending" signs have also been implemented to be placed on-site after repairs to provide restoration schedule information and reassure residents that the site will not be left in the current condition. Priority is typically assigned in this order: street, driveway, sidewalk, then grass sod. When extenuating circumstances are present, such as elderly residents, handicap access, school routes, or safety concerns, priorities may shift.

Board members' questions led to the following discussion.

A new release form has been implemented for sewer backup televising or clearing of residential/commercial private sewer lines to ensure the resident is aware of and accepts the process, scope of service, and risks associated with this courtesy service before work begins.

An issue reported regarding a meter inconsistency has been researched and resolved. When the MIU was replaced for the current replacement project, the MIU number was duplicated with their neighbor, resulting in usage for the adjacent home being billed. The account information has been corrected, and the cost difference refunded. When comparing the number of issues/errors from a previous meter changeout project completed by contractors to the current project by CLCWA staff, the value of staff care is reflected in the significantly lower baseline margin of human error.

Director Savely noted that residents have voiced dissatisfaction with the Exploration Green Detention Facility mowing policy. Education is important to build understanding of the valuable flood mitigation the detention ponds provide, the impact excessive mowing can have on erosion, and the resulting costly trenching work. As warranted, the various rationales for the mowing plan are explained, including erosion control to protect the beneficial flood mitigation, establishment of native grasses and specific plant species for water filtration, and protection of native species.

Ragging is an ongoing issue in certain areas. Education has been attempted in the past, and the expansion of educational efforts is being reviewed. Additionally, possible fees or fines for damage or ongoing issues will be explored.

29. Old and New Business

Director Pyle expressed his appreciation for the time and effort the staff put into the budget book and detailed explanations. He noted that after attending a 101 Directors Meeting and hearing about the challenges Directors at other entities face, he felt privileged to serve with the CLCWA staff.

Director Guest emphasized the importance of maintaining the mowing procedures reported to our residents. Education and letters provided to residents explain the established idle mowing procedure. The 2-3 week timeline is contingent on the weather; for instance, mowing on saturated ground can cause mowers to get stuck and create ruts, and dry ground shortens the growth cycle of native grasses. The CLCWA holds great importance in following established procedures. To protect the important infrastructure and uphold the purpose of these procedures, extenuating circumstances are taken into consideration. Communication about mowing and dumping at Exploration Green was first sent to all individuals living around the facility as general education. Direct communication then

followed for the continued egregious offenders, to ensure judicious enforcement.

Director Savely inquired about the meeting held with Harris County Flood Control District (HCFCD) and CLCWA personnel regarding detention requirements within and surrounding the CLCWA district. President Morrow explained that, at a previous meeting with Commissioner Garcia, discussions included the CLCWA's aspiration to work with surrounding cities and entities on flood mitigation policies and procedures. Commissioner Garcia brought HCFCD into the conversation. This allowed us to share concerns about the impact of development in areas surrounding the CLCWA boundaries, explain our rationales for our current policy criteria, present data from our recent area drainage study covering the area's varying land uses and land covers, and review the baseline criteria used for undeveloped property. It was noted that the CLCWA has previously coordinated with entities outside our district, such as Space Port. HCFCD has established policies for defined areas, implemented according to each area's specific characteristics. HCFCD personnel noted that a preliminary analysis of the drainage study data will take at least 3 weeks. Ideas conceptualized for evaluation included a decreased release rate, increased detention criteria, and area-specific policies. Any change would require extensive research, projection of possible impacts, a feasibility study, benefit analysis, planning, and commissioner court approval. Implementing any changes would be a long-term project. This meeting was a great first step to work with HCFCD and the City of Houston. Even with the small amount of undeveloped area within the Authority, the large undeveloped property to the north underscores the need to proactively broaden and establish cooperation on detention requirements around the Authority ahead of development planning.

President Morrow inquired whether our advisers and consultants monitored for and/or were aware of any programs or grants applicable to the Authority to assist in paying bond debt. The process will be verified.

President Morrow noted positive feedback received about the CLCWA Board at a recent BAHEP (Bay Area Houston Economic Partnership) meeting and thanked the CLCWA staff for their work and consideration in caring for our residents, which supports this positive view.

30. Meeting Adjourned

President Morrow declared the open meeting adjourned at 8:43 p.m.

[redacted]

President, Board of Directors
CLEAR LAKE CITY WATER AUTHORITY

[redacted]

Secretary, Board of Directors
CLEAR LAKE CITY WATER AUTHORITY

(SEAL)

CLEAR LAKE CITY WATER AUTHORITY TEXAS

DATE APPROVED: 11-12-2026