



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

## CLEAR LAKE CITY WATER AUTHORITY

July 7, 2025,

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 10, 2025, for a Public Hearing and then Regular Session to follow, 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/633204957>**


**Phone conference call at: +1 (408) 650-3123 Access Code:633-204-957**

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 12, 2025, Regular Board Meeting;
2. Comments from the floor (5-minute limitation);
  - a. Charli Quinn, Association Manager of Taylorcrest Condominiums
3. Review and act, if necessary, upon report from Garver, Engineering Consultant, on any matters pertaining to CLCWA WWTP Expansion;
4. Consider and act upon approving a dedicated drainage study conducted for the Taylor Lake Village area;
5. Consider Approval of (i) Order Authorizing Bond Application to the Texas Commission on Environmental Quality and (ii) Application for TCEQ Approval to Issue Bonds in the amount of \$24,000,0000;
6. Discussion of Defeasance of certain Bonds;
7. Consider and act upon amending policy R&S-120 Deposits for Water and Sewer Service to Revision 8;
8. Consider and act upon approval to remove Marissa Salazar as a signer on Prosperity Bank accounts;
9. Receive Tax Collector Report ending June 30, 2025;
10. Receive Financial Report ending May 31, 2025;
11. Consider and act upon the Operating Disbursement's Report ending June 30, 2025;

12. Consider and act upon Resolution Authorizing Application to the Texas Commission on Environmental for Emergency Approval of 24" Water Line Repair at Water Plant No. 3 Project;
13. Consider and act upon Resolution Declaring Development Status of Authority for 2025 Tax Year;
14. Receive and discuss utility availability for American Center for Manufacturing & Innovation Space Research Facility (ACMI);
15. Review and approve Project Status Report No. 9 for Sanitary Sewer Phase 97 Television Inspection;
16. Review and approve Pay Application 4 for Sanitary Sewer Phase 101 Rehabilitation;
17. Review and approve Pay Application 4 for Lift Station No. 4 Parallel Force Main;
18. Review and approve Pay Application 4 & Final for Exploration Green Rehabilitation 2024;
19. Review and approve Pay Application 4 for Water Plant No. 2 and Water Well No. 7 Recoating;
20. Review and act, if necessary, upon the Engineer's Report and any matters pertaining to construction contracts;
21. Consider and act upon approval of the Capital Projects Disbursements;
22. Receive and act upon, if necessary, the Attorney's Report;
23. Consider and act upon taking any necessary action regarding Amended and Restated Water Tower Lease Agreement with GTE Mobilnet of South Texas Limited Partnership d/b/a Verizon Wireless Default;
24. Receive and act upon the Investment Summary ending May 31, 2025;
25. Receive and act upon, if necessary, the Exploration Green Conservancy report;
26. Receive and act upon, if necessary, the General Manager's Report;
27. Old and New Business;
28. 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 10, 2025

### 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 10, 2025, 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/633204957>  
Phone conference call at +1(408) 650-3123 Access Code: 633-204-957

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

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. Wade Parks, Engineer, Garver, (by video conference);  
Mr. David Wood, Financial Advisor, (video conference);  
Ms. Julianne Kugle, Bond Attorney, SK Law, (video conference);  
Mr. Larry Dunbar, Hydrologist, Lawrence G. Dunbar, P.E., (video conference);  
Mr. Dean McGee, Director of Finance;  
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 the June 12, 2025, Regular Meeting Approved

Reading of the minutes of the June 12, 2025, 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 Savely and seconded by Director Graf, the Board voted unanimously to approve the minutes of the June 12, 2025, Regular Board Meeting.

### 2. Comments from the Floor

Ms. Charli Quinn, Association Manager of Taylorcrest Condominiums, requested to meter or sub-meter the existing sprinklers to eliminate the sewer costs associated with the water usage of the sprinklers. Property

Management was informed that a separate meter could be installed in a CLCWA easement once the site has separated the line(s) that supply the sprinklers from the main service line and provided a dedicated service line for the sprinklers to a CLCWA easement.

Mr. Gary Stenerson, a resident with property adjacent to Exploration Green on Neptune Lane, expressed his gratitude for the CLCWA's endeavor to meet its legislatively defined responsibilities, the needs of the residents, and to serve the general interest of the community in their planning and implementation of Exploration Green. Mr. Stenerson then expressed concern regarding a perceived adversarial and uncollaborative approach in coordinating the property. Explaining that when notified about the start of the Phase 5 construction in 2023 and provided instructions on how to support the project removal of personal items from the Exploration Green, Mr. Stenerson contacted the CLCWA to arrange a meeting to examine the property and define priorities in the removal of the varying encroachments. Mr. Stenerson then devised and implemented a plan to remove the high-priority items within the following 6 weeks before the construction was scheduled to begin, deferring lower-priority items until such a time that they may negatively impact work. A letter received recently indicated a deadline of August 1 for the removal of all remaining encroachments, which Mr. Stenerson believed to be distinctly different from the collaborative approach used previously, as it did not take into consideration the cost or effort required by the property owner to remove personal items from the Exploration Green property. The CLCWA General Manager will oversee the proper communication and cooperation to address this matter. The CLCWA prides itself on its commitment to working closely with our community members in all that we do. The recent notice and defined deadline are, in part, a culmination of several factors, including the presence of community members who are not as collaborative and an effort to treat all residents uniformly and fairly.

Ms. Debbie Smith, a resident of Taylor Lake Village, inquired about the status of the concern brought before the Board during the February 13, 2025, Regular Board Meeting. Regarding the current drainage onto her property and surrounding properties from work previously performed at the Living Word Church at 1111 Kirby Blvd, and possible additional effects from the current expansion. It was noted that after inspection, it was determined that the site is not in compliance with the approved CLCWA detention and release rates. The site's project manager is coordinating work to finalize design modifications through engineering studies to meet CLCWA policy and requirements for the entire 6.2-acre property and to ensure that the developed and in-development impervious portion of the property will not cause an increase in flooding to the surrounding area.

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

Mr. Wade Parks informed the Board of specifics regarding the WWTP Expansion design. The final draft of the design plan and construction documents were submitted to CLCWA staff for review on May 27, 2025. Comments, questions, and concerns have been addressed. The design has been submitted to the TCEQ for a plan review. Highlights of the final decisions for the design include: providing continuous dewatering with a more sustainable process through varying weather events by conveying screenings to a self-draining dumpster connected to drain that goes back to the front of the screens instead of a washer compactor, adding flexibility in pricing by having the base bid include the activated carbon odor control system with the conveying of the odorous air to the splitter box as a bid alternative, and simplifying operations and maintenance by removing stop logs in confined



areas as buildup of material in the channels over time hinder the functionality of stop logs and inflatable plugs are a viable alternative. The coordination with LAN on the consolidation of tasks and/or design aspects needed for the pipeline connection for the project to replace the 24" pipe at the WWTP and the expansion design allowed for the mitigation of rework and bypass pumping between projects. Contract documents will be provided to CLCWA legal counsel for review to ensure compliance with applicable laws, and dates will be coordinated for the bid advertisement.

As a secondary project not part of the expansion design, Garver is assisting with the permit renewal. An amendment is being requested to remove the copper limits set on the current permit, believed to be due to a statistical anomaly eight years ago. Mr. Frank Elliott, the CLCWA WW Superintendent, has been collecting data over the past few years to prove that the possible contaminant is below the detection limit for the CLCWA jurisdiction.

4. Consider and act upon approving a dedicated drainage study conducted for the Taylor Lake Village area

Ms. Morrow stated that in the CLCWA's ongoing goal of making sure our residents are heard, to understand important factors that affect our area's drainage, and to mitigate flooding, it was inquired whether a drainage study of the Taylor Lake Village area, as a whole, would be of benefit. A preliminary analysis has been performed by Mr. Larry Dunbar, considering key factors for a beneficial study, including the percentage of an area developed and where the area drains. The Taylor Lake Village area is already heavily developed, and a considerable portion drains into MUD or Taylor Lake through storm sewers; with this, an overall study would not be of significant value. The current process of basing studies on a site-by-site basis would provide the appropriate benefit as needed. Each property/site location may have drainage aspects that vary from the area's overall standards. A variance request would need to be submitted to demonstrate through a specific study that a differing rate would not cause an increase in flooding to the surrounding area. It was noted that these studies and corresponding CLCWA policies address rainfall runoff, not storm surge.

A discussion ensued on the CLCWA emergency preparedness and planned response to extreme weather events that can cause storm surges. Depending on wind direction, modeling studies have shown that surges during Hurricanes heading into Galveston Bay can have an increase in levels at the coastline as it enters and travels up into the Bay. Depending on the severity and particular pattern of each event, the CLCWA's response is coordinated accordingly. As a member of the Harris County Office of Emergency Management, the CLCWA takes into account information supplied by NOAA regarding predicted levels and locations for each event. The operations building was constructed to provide a base of operation, staging, and evacuation location. The building has a raised foundation, three floors of space, storm windows, a roof rated to a Category 5 hurricane, and a raised generator. Precautions for lift stations include updating the pumps to submersible, raising the electrical panels, installing submersible cabinets for control panels, adopting a uniform panel design to ensure an appropriate availability of stocked supplies for quick replacement of damaged components, and raising the generators. As the CLCWA moves forward to protect our residents and the infrastructure that serves them, a focus will continue on education to the public of ways to help and things to report, surveying areas of concern, looking for opportunities for partnerships that could be of benefit (such as participation with Taylor Lake Village's grant to televise area outfalls), and researching new technologies or tools.

5. Consider Approval of (i) Order Authorizing Bond Application to the Texas Commission on Environmental Quality and (ii) Application for TCEQ Approval to Issue Bonds in the amount of \$24,000,000.00  
Approved

Mr. David Wood provided an overview of (i) Order Authorizing Bond Application to the Texas Commission on Environmental Quality and (ii) Application for TCEQ Approval to Issue Bonds in the amount of \$24,000,000 (A copy of which is on file in the official records of the Authority and identified as Exhibit C.) Once the application is submitted to the TCEQ, a 45-day review period will begin. A \$24,000,000 bond is affordable within the context of the Authority's current debt service tax revenues and outstanding debt. This bond would include various projects according to the CLCWA's Capital Improvement Plan (CIP), updates based on current infrastructure needs, and the FY 25 share of the southeast transmission water line project. This bond is projected to care for infrastructure needs into 2028. In consideration of new legislation requirements that may impact timelines for future elections and bonds, planning should be initiated now to prepare for a subsequent bond issue to address continuing infrastructure maintenance/update needs.

Thereupon, by motion duly made by Director Savely and seconded by Director Graf, the Board voted unanimously to authorize (i) Order Authorizing Bond Application to the Texas Commission on Environmental Quality and (ii) Application for TCEQ Approval to Issue Bonds in the amount of \$24,000,000.

6. Discussion of Defeasance of certain Bonds

Mr. David Wood explained that a defeasance would allow the Authority to use/spend a certain amount of its on-hand debt service funds to retire before the stated majority certain outstanding bonds, which would eliminate paying any further interest. Debt service tax collections and the proper management of bond funds and payments over the years have resulted in an accumulated balance of available debt service funds. This agenda item is to introduce, as a high-level discussion, the topic of a possible defeasance. Around September, when considering the annual tax rate, certified values for the 2025 tax year are available, and projected values for the debt service cash flow can be calculated; specifics can then be discussed for a decision. After working with staff to identify maturities and finalizing a plan, Mr. David Wood will complete an analysis of any impact on the CLCWA.

7. Consider and act upon amending policy R&S-120 Deposits for Water and Sewer Service to Revision 8  
Approved

Ms. Morrow presented to the Board policy R&S-120 Deposits for Water and Sewer Service to Revision 8. (A copy of which is on file in the official records of the Authority and identified as Exhibit D.) The update was needed to ensure that upon the closure of an account, the deposit amount would cover the final bill and prevent possible future write-offs. A review of policy terms regarding entities excluded from deposits will be conducted for possible consideration at a following Board meeting.

Thereupon, by motion duly made by Director Pyle and seconded by Director Savely, the Board voted unanimously to approve amending policy R&S-120 Deposits for Water and Sewer Service to Revision 8.

8. Consider and act upon approval to remove Marissa Salazar as a signer on Prosperity Bank

Ms. Morrow provided an overview of Agenda Item 8: Consider and act upon approval to remove Marissa Salazar as a signer on Prosperity Bank accounts. Marissa Salazar is now the manager of the Tax Department and, due to checks and balances, must be removed as a signer on the accounts for tax funds at Prosperity Bank.

accounts  
Approved

Thereupon, by motion duly made by Director Savely and seconded by Director Pyle, the Board voted unanimously to approve the removal of Marissa Salazar as a signer on Prosperity Bank accounts.

9. Tax Collector's  
Report Ending  
06/30/2025

The Tax Collector's Report ending June 30, 2025, 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 reported 2024 Percent Collected value exceeding 100% is believed to be due to an incomplete factor in the existing formula, carried over from multiple prior Tax Collectors. An efficient calculation formula was determined after consultation with legal counsel, financial advisor, and staff. The updated value is 98.5%.

10. Financial Report  
Ending  
05/31/2025

The Financial Report ending May 31, 2025, 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 F.) It was noted that the balances have remained healthy, driven by the increase in utility sales revenue over projections and effective cost management.

11. Operating  
Disbursements  
Report Ending  
06/30/2025  
Approved

The Operating Disbursements Report ending June 30, 2025, 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 G.)

Thereupon, by motion duly made by Director Savely and seconded by Director Graf, the Board voted unanimously to approve the Operating Disbursements Report for the period ending June 30, 2025.

12. Consider and act  
upon Resolution  
Authorizing  
Application to the  
Texas  
Commission on  
Environmental  
Quality for  
Emergency  
Approval of 24"  
Water Line Repair  
at Water Plant No.  
3 Project  
Approved

Ms. Morrow provided an overview of the Resolution Authorizing Application to the Texas Commission on Environmental Quality for Emergency Approval of 24" Water Line Repair at Water Plant No. 3 Project. (A copy of which is on file in the official records of the Authority and identified as Exhibit H.) The emergency repair was needed due to two failures on the 24" water line. One repair was in process when a weak weld blew out on an additional section of the line. The secondary location could not be isolated, and the installation of a valve is needed. The total repair is estimated to cost up to \$250,000. Currently, NASA and JSC are on bypass to reduce the pressure on Water Plant No. 3. Coordination with the City of Houston will be needed to further lower the pressure on the line to allow for a hot tap installation of a stopple valve. Once complete, the valve will enable the emergency repair to be completed and facilitate future rehabilitation and maintenance by Water Plant No.3.

Thereupon, by motion duly made by Director Savely and seconded by Director Pyle, the Board voted unanimously to approve the Resolution Authorizing Application to the Texas Commission on Environmental Quality for Emergency Approval of 24" Water Line Repair at Water Plant No. 3 Project for up to \$250,000.00.

13. Consider and act  
upon Resolution  
Declaring  
Development  
Status of Authority

Mr. Johnson explained that declaring the development status is an annual process in connection with the adoption of the CLCWA tax rate. Depending on the development status classification of the district, different rules apply as to how you are limited in establishing your tax rate. A district is considered "developed" if it has financed, completed, and issued bonds to pay for all

for 2025 Tax Year  
Approved

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. 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 I.) It was noted that the CLCWA does not meet the 95% threshold and is considered under the Texas Water Code to be a developing district.

Thereupon, by motion duly made by Director Savely and seconded by Director Graf, the Board voted unanimously to approve the Resolution Declaring Development Status of Authority for 2025 Tax Year as a Developing District.

14. Receive and discuss utility availability for American Center for Manufacturing & Innovation Space Research Facility (ACMI)

Simon Shewmaker, Keith Gaynor, and Kellen Moczulski, representing the interests of the American Center for Manufacturing & Innovation Space Research Facility (ACMI), provided an overview of a proposed for-profit commercial development project on NASA property. The development is intended to accommodate existing contractors that are supporting JSC, not necessarily direct manufacturing. This preliminary inquiry aims to confirm capacity availability for an estimated need of 85 Equivalent Single-Family Connections (ESFC) in Phase 1 of the project, to a total of 345 ESFCs at final build-out. Concerns were introduced regarding the companies that would hold leases in the development, what possible contaminants or chemicals would be introduced into the system, and any additional infrastructure needs. As the project progresses, all design details will be carefully reviewed during the approval process to ensure that all plans adhere to Federal law, State law, and CLCWA policies and procedures; thereby protecting the area environment, community, and infrastructure. Issues to be addressed include determining the responsibilities of the CLCWA, responsibilities of the private entities, arrangements or stipulations that can be implemented to ensure all entities act appropriately, how to ensure continued adherence as lease terms close or change, and defined responses for events (spill, overflow, equipment failure, violations) according to assigned responsibility. Mr. Shewmaker remarked that careful consideration would be given to include indemnities, defined recourses, appropriate equipment and protection requirements, strong regulations, and defined lease restrictions; to protect the area and infrastructure from harm. The CLCWA currently processes on average 5.1 MGD of the 10 MGD capacity rating. The Board had no objection to continuing in the approval process for the requested 2 water meters and 345 ESFCs, as the capacity is available.

Please note that John Graf recused himself from the discussion and determination due to being a current employee of NASA-JSC.

15. Review and approve Project Status Report No. 9 for Sanitary Sewer Phase 97 Television Inspection

Project Status Report No. 9 for Sanitary Sewer Phase 97 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 J.) It was noted that the difference between the Calendar Days vs the Percent Time Used is due to the crew being pulled to work on other CLCWA priority projects and issues with the camera and generator.

Thereupon, by motion duly made by Director Savely and seconded by Director Pyle, the Board voted unanimously to approve Project Status



Report No. 9 for Sanitary Sewer Phase 97 Television Inspection by CLCWA staff, valued at \$4,785.89.

16. Pay Application 4  
for Sanitary Sewer  
Phase 101  
Rehabilitation  
Approved

Pay Application 4 for Sanitary Sewer Phase 101 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 field work is 70% complete, and delays have resulted in 4 days of liquidated damage. Additional time will be allocated to the project because a section at University Green needed to be hand-dug due to small backyards, and a scope change is required to utilize CIP instead of pipe bursting in a section where four lines are in close proximity to gas lines.

Thereupon, by motion duly made by Director Savely and seconded by Director Graf, the Board voted unanimously to approve Pay Application 4 for Sanitary Sewer Phase 101 Rehabilitation to Ram Rod Utilities, LLC for \$71,095.33.

17. Review and  
approve Pay  
Application 7 for  
Lift Station No. 4  
Parallel Force  
Main  
Approved

Pay Application 7 for Lift Station No. 4 Parallel Force Main 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 once work at the lift station is complete and on bypass, the Calendar Days will be paused until the remobilization in August for work on the Armand Bayou Nature Center property, after the birds migrate away from the area.

Thereupon, by motion duly made by Director Graf and seconded by Director Pyle, the Board voted unanimously to approve Pay Application 7 for Lift Station No. 4 Parallel Force Main to Alcott, Inc., dba TCH, for \$241,110.00.

18. Review and  
approve Pay  
Application 4 &  
Final for  
Exploration Green  
Rehabilitation  
2024

Pay Application 4 & Final for Exploration Green Rehabilitation 2024 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 Graf and seconded by Director Pyle, the Board voted unanimously to approve Pay Application 4 & Final for Exploration Green Rehabilitation 2024 to Rally Construction, Inc. for \$15,210.40.

19. Pay Application 4  
for Water Plant  
No. 2 and Water  
Well No. 7  
Recoating  
Approved

Pay Application 4 for Water Plant No. 2 and Water Well No. 7 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 N.) It was noted that Water Well No. 7 is done and in service. The exterior of the ground storage tank at WP No. 2 will be completed the week of July 14, 2025, and the interior by July 11, 2025. There is a one-week lead time to get the tank back in service once complete. When scheduling maintenance or repairs on ground storage tanks, considerations include possible extreme weather occurrences such as hurricanes and freezes from June through February, the condition of the tank, and capacity needs in the hotter months. The Notice to Proceed was issued on February 5, 2025. Due to extensive roof

degradation, replacement was necessary, the repair timeline extended into the summer months.

Thereupon, by motion duly made by Director Savely and seconded by Director Graf, the Board voted unanimously to approve Pay Application 4 for Water Plant No. 2 and Water Well No. 7 Recoating to D&M Tank, LLC for \$123,744.60.

20. Engineer's Report

For Water Well No. 7 and Water Plant No. 2 generators, the electrical switchover is complete and the gas meter is installed with a startup test scheduled for the week following the Board meeting.

For the Sanitary Sewer Phase 99 Rehabilitation, the City of Houston has no further comments on the design and is working on a plan to temporarily remove the streetlights before the rehabilitation and reinstall them once the project is complete.

For the Reclaimed Water Line Crossing at Horsepen Bayou, approval has been received from the Harris County Flood Control and the TCEQ final inspection is scheduled for the Thursday following the Board meeting.

For Elevated Storage Tank No. 1 Recoating, the pouring of the concrete driveway is in process.

For Lift Station No. 21 Rehabilitation, work will proceed after the delivery of all materials needed to limit the amount of time the LS is on bypass.

Director Savely inquired about the elevations, timing of rehabilitations, and protective measures used for flooding of the CLCWA Lift Stations. Elevations will be compiled to provide a reference document. Rehabilitation, on average, takes 4-6 weeks. Protective measures include updating the pumps to submersible and raising the electrical panels.

The Emergency Preparedness Plan will be updated to include plan changes due to new generators at Water Plant No. 2, Water Well No. 2, and No. 7.

21. 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 O.)

Thereupon, by motion duly made by Director Graf and seconded by Director Savely, the Board voted unanimously to accept and approve the updated Capital Project Report in the amount of \$1,071,233.78.

22. Attorney's Report

Mr. Johnson did not have anything to review with the Board.

23. Consider and act  
upon taking any  
necessary action  
regarding  
Amended and  
Restated Water  
Tower Lease

The discussion on this matter will be tabled until the August 14, 2025, Regular Board Meeting to allow for an acceptable amount of time for addressing the communicated issues.

Agreement with  
GTE Mobilnet of  
South Texas  
Limited  
Partnership d/b/a  
Verizon Wireless  
Default

24. Investment  
Summary Ending  
May 31, 2025  
Approved

The Investment Summary for the period ending May 31, 2025, 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 Graf, the Board voted unanimously to approve the Investment Summary for the period ending May 31, 2025.

25. Exploration Green  
Conservancy Report

President Morrow informed the Board of the topics discussed at the Exploration Green Conservancy (EGC) Meeting. The conservancy continues to focus on the Strategic Plan by working with the consultant to ensure a plan that supports a reliable long-term structure. A structure that allows the conservancy to sustain the added benefit of educational and recreational support offered to the community, while the CLCWA maintains the infrastructure. Ensuring that Exploration Green remains something the community can believe in, connect with, and enjoy. It was communicated to the conservancy to consider the relationship and oversight of the CLCWA and the Galveston Bay Foundation so that all plans fit within the appropriate bounds.

26. General  
Manager's  
Report

Questions from Board members included the following discussions.

Concerns over the continued use and introduction of new "flushable" disposable products which can cause harm to our infrastructure, trees growing over electrical lines especially along Bay Area, and residential yard/household debris left outside that gets carried into surrounding stormwater inlets causing blockages.

The process to ensure the appropriate staging and safety of staff utilized during or after extreme weather events includes first asking for volunteers before assigning personnel (Standardly, volunteers have always exceeded personnel requirements), offering the appropriate compensation of 3 times the rate, and keeping heavy vehicles at each staging facility for evacuation. Depending on the severity and particular pattern of each individual event, personnel will be assigned to stage/ride-out at safe varying locations. Vehicles not needed for immediate emergency responses/evacuation will be staged at locations at a distance that protects the vehicle but also allows for access to return to the vehicle and get back to the area following the event for a timely recovery response.

Director Pyle introduced a topic that may benefit CLCWA personnel: implementing and training an Ombud within the CLCWA staff, who could potentially communicate directly with a coordinating Board Committee. This would provide an avenue to express concerns in a relaxed and impartial manner, ensuring all staff are reassured and comfortable communicating openly in an attempt to de-escalate any potential conflicts preemptively.

The Board discussed the growing need for Cybersecurity enhancements and education as AI contributes to the efficiency, volume, and variety of attacks. Attacks can come online, over the phone, through the mail, or on signs in your environment (pay parking, restaurant menus, convention signage with altered or faux QR codes or websites). Using personal/familiar information, such as showing calls from a recognized number and simulating voices, hiding details/differences with a sense of urgency that triggers individuals to bypass their own critical thinking.

Ms. Morrow informed the Board of the following matters.

As Director Graf observed at the previous Board meeting, the usable space for personnel in the administration building is limited and constricted. As the budget is under review for the 25/26 Fiscal Year, staff will begin meeting with architects to get preliminary costs for plans or options to address this issue.

27. Old and New  
Business

Director Graf provided an overview of the Bay Area Houston Economic Partnership (BAHEP) meeting held on June 25, 2025. The discussions with State Officials focused on the Ike Dike project. It was noted that the State of Texas is prepaying its distributed portion of the contribution to a dedicated account.

28. Meeting  
Adjourned

President Morrow declared the open meeting adjourned at 10:23 p.m.



President, Board of Directors  
CLEAR LAKE CITY WATER AUTHORITY



Secretary, Board of Directors  
CLEAR LAKE CITY WATER AUTHORITY

DATE APPROVED: August 14, 2025

(SEAL)

