

**MINUTES OF THE MEETING OF
FORT BEND COUNTY FRESH WATER SUPPLY DISTRICT NO. 1**

May 29, 2025

STATE OF TEXAS

COUNTY OF FORT BEND

The Board of Supervisors (the “Board”) of Fort Bend County Fresh Water Supply District No. 1 of Fort Bend County, Texas (the “District”), met in regular session, open to the public, at 10:30 a.m. on Thursday, May 29, 2025, at 1330 Post Oak Boulevard, Suite 2650, Houston, Texas 77056, a designated meeting place inside the boundaries of the District, and the roll was called of the members of the Board, to wit:

Paul Hamilton	President
Rosa Linda Medina	Vice-President
Calvin Casher	Secretary
Rodrigo Carreon	Assistant Secretary
Erasto Vallejo	Assistant Secretary

All members of the Board were present, thus constituting a quorum.

Also present at the meeting were: Cindy Grimes with Municipal Accounts & Consulting, LP, the District’s Bookkeeper (“MAC”); David Dybala and David Maly with Jacobs Engineering Group, Inc. (“Jacobs”), the District’s Engineer; Robert Cardenas and Justin Ubernosky with Inframark, LLC (“Inframark”), the District’s Operator; and Caleb Villarreal and Michael R. Willis of Sanford Kuhl Hagan Kugle Parker Kahn LLP (“SK Law”), the District’s Attorney.

The meeting was called to order at 10:30 a.m. and the following business was transacted.

1. HEAR FROM PUBLIC (MATTERS ON THE AGENDA)

At this time, the Board opened the meeting to comments from the public.

2. UPDATE ON SANITARY SEWER EASEMENTS ALONG TRAMMEL FRESNO ROAD AND PROPOSED WWTP SITE ON NAILL ROAD

Mr. Willis then updated the Board on the pending sanitary sewer easements, proposed WWTP site, and discussed the Interlocal Agreement between the District and Fort Bend County for Wastewater Treatment Facilities Expansion, and the revised Sundial Park easement from Fort Bend County.

Upon motion made by Supervisor Casher, seconded by Supervisor Medina, and after full discussion, the Board voted unanimously to approve (1) the Interlocal Agreement between the District and Fort Bend County for Wastewater Treatment Facilities Expansion; and (2) the revised Sundial Park easement from Fort Bend County.

3. ENGINEER’S REPORT

(a) Report on status of projects:

- i) Teleview Terrace Subdivision Lift Station Upgrades
 - Engineering Study Report was approved by the TCEQ
 - Coordinating with the Houston Chronicle to get project advertised on May 20th and 27th...pre-bid and bid opening meetings scheduled for June 3rd and 17th, respectively...anticipate presenting bid results at June Board meeting
- Fresno Ranchos Subdivision Wastewater Collection System
 - Project currently under design
- ii) Teal Gardens Development
 - Off-Site W&WW construction drawing review - 90% complete with my review...still waiting for receipt of four easement conveyance documents (total of 7 involved)...will be completing review of this set first and providing comments prior to starting review of on-site construction drawings
 - On-Site WSD construction drawing review...will review once review is completed for off-site drawings
 - Ultimately plans (both on-site and off-site) will need to be approved by TCEQ, FBC, and the City of Houston
 - Current Schedule from Developer = Plans Approved by all Agencies = May 2025, Bidding/Contract = May thru July 2025, WSD Construction = July thru November 2025, Home Building = November 2025 thru mid-2027
- iii) City of Arcola WWTP Expansion Project (0.95 MGD to 1.4 MGD)...District currently has 0.35 MGD of WWTP Capacity...this project will increase the District's WWTP Capacity to 0.8 MGD Project was awarded to ITX for \$9,553,638.00...requested from CoA pre-construction meeting date (supposedly to be conducted in next couple weeks) and anticipated date for NTP (TBD by CoA)...construction anticipated to start mid this year and be completed (and fully operational) by or before the end of 2026
- iv) Water Plant No. 2 NG Generator
 - Per communications with CP, the existing 8" gas line along Renfrow-Burford Road (south side of street) is adequate as is to provide our proposed NG generator with a fuel supply...CP is requiring a "tap fee" of \$10,888.00 to connect to their gas line (pricing good until 04/30/25) and to reserve capacity in their system...Bookkeeper to provide update regarding payment
 - Discuss and request Board approval of Task Order No. 33 to perform design and construction phase engineering services needed for the construction and installation of the NG generator
 - Portable Diesel Generator for LS's (with Storage Unit) and Double Walled Diesel Storage Tank
 - Provided Inframark comments on both of these items...Inframark to provide Board an update regarding the status of these items being completed...once completed, will need to visit site and add portable generator to District's insurance policy.

(b) Authorize Engineer to Prepare Plans and Specifications for Water/Wastewater Projects

- no action items

(c) Report on status of project funding and take necessary action related thereto.

- Project One-Year Warranty Expiration Dates
 - Gateway Acres Subdivision WW Plumbing Project = 12/16/25
- 2022 TCEQ Loan (\$10.45M) – remaining surplus funds to be used for the CoA WWTP Exp Project (to 1.4MDG)...DA to coordinate with TCEQ so this can take place
- FBC CDBG Funds...will pursue funding source for future plumbing projects
- Future TCEQ Loan...DA and FA to perform an analysis to determine what upcoming projects can be paid for by District's GF and what upcoming projects would need to be paid for by a future TCEQ loan

(d) Projections for District Water and Wastewater Projects

- request Board approval to update information every January and July...planning to update in July once the N WWTP site secured and TFR easements secured

(e) Discuss Emergency Preparedness Plan and take any necessary action related thereto

- review EPP in April each year to determine if any updates are required...Inframark to update as necessary

(f) Status of Non-Residential Applications for Water Service –

Connected:	
4320 Doreen Avenue (Multi-Family Dwelling)	Lou's Back Porch
293 Teakwood Avenue (Multi-Family Dwelling)	Lemark Investments (E Sycamore) (Domestic & FW)
297 Teakwood Avenue (Multi-Family Dwelling)	LT No Limits
Church of God of Prophecy	Mustang Community Center
Dollar General	MVP Auto Parts (Domestic & FW)
Duplex (1615 Avenue C)	Nalco Water (FW)
Enriquez Tire Shop (East Palm)	New Quality Life Ministries (Church)
FBC Water Connection at Water Plant	New Quality Life Ministries (Restaurant)
First Baptist Church of Fresno (Domestic & FW)	Papa Nick's BBQ Kitchen – Mobile Food Truck
Fresno Fiesta	PMC International Tire Shop
Fresno Gym (3941 FM 521)	Quality Paint and Body (Pecan Street)
Fresno Market – FM521 (Domestic & Irrigation)	Quality Personal Care
Fresno Motor	Richard Martini-Rental Livestock Pasture
Fresno Mount Corinth Baptist Church	Robbins Nest for Children (Domestic & FW)
Fresno Volunteer Fire Department	Sosa Electric (Avenue C)
F&R Tax	St. James Knanaya Church – Fire Tap
General Office Space (514 Pecan Street)	St. James Banquet Hall – (Domestic & FW)
Gulf Coast LP Gas Company	St. Peters & St. Pauls Orthodox Church of Houston
HEFCO Enterprises	Swingby#3 Gas Station (Domestic & Irrigation)
Iglesia Bautista Del Calvario Church	Teleview Terrace Subdivision Lift Station
Iglesia Principe De Paz Church	Tiny Toes Academy
Interconnect with City of Arcola	Tire Shop at 1739A Trammel Fresno
Interconnect with FBCMUD23	Valero Gas Station
La Fresno Food Mart	Welcome Market

Connections Pending:	
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Processing Application:	
R&SL Construction (Edie St) - waiting for receipt of plumber's information from customer to review...water service (only) for their masonry work facility	
Concrete Company (Louise St) - waiting for receipt of plumber's information from customer to review	
Iglesia Evangelica Cristiana Espiritual Church (TFR) - waiting for receipt of plumber's information from customer to review	

Mustang Community Center Re-Dev

-Enlarged Community Center, New Natatorium and Multipurpose Building (Basketball Court), and Improved Stormwater System (Pond)...FBC requesting District water (3,795 gpd) and wastewater (3,661 gpd) service, which equates to 11 ESFCs of wastewater service...new application would replace past documents as this is a re-development of this property...anticipate construction starting next year...application fee waived, but Board still considering imposing tap fee and pro-rata share of District's water and wastewater costs...**received drawings from FBC, which are currently under review**

Status of Non-Residential Applications for Wastewater Service –

Connected:	
4320 Doreen Avenue (Multi-Family Dwelling)	General Office Space (514 Pecan Street)
293 Teakwood Avenue (Multi-Family Dwelling)	La Fresno Food Market (TFR)
297 Teakwood Avenue (Multi-Family Dwelling)	Mustang Comm Center (<i>minus field bathrooms</i>)
Church of God of Prophecy	New Quality Life Ministries (Church)
Duplex (1615 Avenue C)	New Quality Life Ministries (Restaurant)
First Baptist Church of Fresno	Quality Paint and Body (Pecan Street)
Fresno Fiesta (TFR)	Sosa Electric (Avenue C)
Fresno Volunteer Fire Department	Welcome Market (TFR)

Connections Pending:	
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Processing Application:	
Concrete Company (Louise St)	
- waiting for receipt of plumber's information from customer to review	
Iglesia Evangelica Cristiana Espiritual Church (TFR)	
- waiting for receipt of plumber's information from customer to review	
Mustang Community Center Re-Dev	
-See writeup above	

(g) Potential Emergency Water Interconnect with BCMUD21/22

- Per Board 03/17/25 Special Board Meeting, interconnect point to consist of a lockable valve at the District's boundary line...an additional valve and fire hydrant will be installed adjacent to the lockable valve...DA to provide update on the completion of the agreement...other considerations listed below:

- Work within the District to upsize the existing 8" waterline to a 12" waterline would consist of predominately trenchless construction (no open cutting driveways).
- BCMUD21/22 to provide District Operator their water quality data and type of disinfection method used.
- BCMUD21/22 to provide District information regarding capacities of their water production facilities.
- BCMUD21/22 would be responsible for all costs associated with this project
- BCMUD21/22 would be responsible for completing all efforts associated with this project (design, construction, permitting, agency approvals, etc...).

(h) Status of New CoA WP –

- DA to provide update regarding a) status of District paying funds owed to CoA regarding take back of 625 connections worth of water service and b) rework of RFC to create an emergency water interconnect agreement and a waste disposal agreement (eliminate outdated info, document critical matters, set deadlines to avoid delays and cost overruns, etc...)

(i) Status of Current and Future WWTP Expansion Projects –

South Wastewater Service Area

- See Item A above for status of current projects.
- District was notified by CoA in January 2025 of possible interest in taking part in a WWTP expansion project beyond 1.4MGD...DA, on behalf of the District, provided a response to CoA requesting being a participant in next expansion with a capacity request of 0.15 MGD, per LT, next expansion will involve an additional capacity of 0.4 MGD (0.15 FW, 0.145 CoA, 0.105 AMMD#1) resulting in an overall capacity of 1.8MGD...DA to discuss proposal for engineering services from CoA, which is subject to change based on engineering firm selected
- CoA working on securing WWTP Discharge Permit for ultimate capacity of WWTP (4.6 MGD)...permit will also include an interim phase of 1.4MGD (1.8 MGD? = DA to discuss) anticipate permit being secured with TCEQ mid-2025
- Ultimate CoA WWTP Expansion Project for District (maximum capacity for District of 1.905 MGD, which is capable of serving 5,442 ESFCs) = District Attorney to document this matter with CoA
- Potentially can increase the District's connection capacity at CoA WWTP by conducting a re-rate study to lower the RFC value of 350 GPD/connection to a lesser value
- **Anticipated Timeline for Full Use of WW Connection Capacity (Current 1,000 ESFC Connection Capacity):**
Current Connections (Actual and Reserved) as of April 2025 (update from Inframark is based on numbers prior to February 15th ... need updated numbers from Inframark as of today)... recommending not accepting any future wastewater connection applications, both residential and non-residential, unless they are presented and approved at a monthly Board meeting:
 - o Active Residential Connections Per Inframark = 756
 - o Vacant Residential Connections Per Inframark = 26
 - o In-Process Residential Connections Per Inframark = 8
 - o Residential Connections in Teal Gardens Development = 107
 - o Active Non-Residential Connections, in ESFCs = 24
 - o In-Process Non-Residential Connections, in ESFCs = 19**Total = 949**

North Wastewater Service Area

- FBC to provide update regarding feasibility study efforts (geotech, survey, etc...) on May 21st...supposedly geotech work is completed and results show acceptable subsoil conditions for a WWTP... if land favorable, a) discuss efforts for securing land for District and b) consider coordinating with FBC to begin efforts related to PER, design (WWTP and WW trunklines), and permitting

(j) Roadway Widening Projects Within District (which will require utility and service line relocations):

- **FM521 Roadway Widening Project (North of SH6):**
 - o Utility Relocations from Pecan St to SH6 – investigation still needs to be conducted
 - o Roadway Project Updates - Final roadway plans provided to District on 05/22/23...project let in April 2023...roadway construction underway with Granite Construction as Contractor
 - o **Scope** – 4 lane, divided roadway with raised median, curb and gutter, with underground storm sewer lines, side swales, and sidewalk
 - o **Schedule** –

- Anticipate coordinating necessary water and wastewater utility relocations by mid-2025
 - Anticipate roadway widening project to be completed in 2026
 - **Estimated Cost-**
Currently determining extent and cost for utility relocations...later will coordinate with Inframark and Roadway Team so solution and costs can be determined and presented to Board...NORA provided to District
- **South Post Oak Boulevard Widening Project (from W Sycamore to Trammel Fresno Rd):**
 - **Scope** - Increased ROW width, with 2 lane road and additional lanes throughout sections, with roadside ditches...potentially changed due to 90% complete drawings received in April 2025
 - **Schedule** -
 - Received 90% complete drawings from FBC to review in April 2025
 - Utility Relocations – propose our relocation work to be included in their updated plan set
 - Road Construction – FBC to update
 - **Estimated Cost** –
 - Per communications with FBC Commissioner, all relocation costs will be paid for by the County
- **FM521 Roadway Widening Project (South of SH6):**
 - **Scope** – 4 lane, divided roadway with raised median, curb and gutter, and side path...proposed detention pond along west side of CoA WWTP and new WWTP entrance roadway...including a proposed overpass at the BNSF RR crossing
 - **Schedule** –
 - 30% Utility Coordination meeting was conducted in September 2021
 - 60% Utility Coordination meeting was conducted in April 2022
 - 90% Utility Coordination meeting was conducted in October 2023
 - Anticipate 100% completed construction plans TBD
 - Anticipate roadway widening project to start construction in 2026
 - **Estimated Cost** –
 - NORA provided to District
 - Coordinating with Roadway Team so our relocations can be included in their construction plans, which they would design and their contractor construct...assistance would be provided by Jacobs and the District Operator throughout this process...requested that an agreement be provided to the District for this arrangement...currently this relocation effort would need to be paid for by the District, but still investigating the possibility that FBC or TxDOT possibly assist us financially
- **West Sycamore Road Widening Project (possibly sanitary sewer work):**
 - **Scope** – Proposed 100' ROW, with 4 lane, divided roadway with raised median, curb and gutter, with underground storm sewer lines, and sidewalk
 - **Schedule** –
 - Received 95% complete roadway plans for review on August 11, 2022...requested updated plans, as drainage design is still being updated, prior to completing review
 - Anticipate 100% complete roadway plans - TBD
 - Coordinating with Roadway Team to have utility relocations (consider new sanitary sewer) included within their construction plans so

- relocations can be done by their contractor
 - Anticipate roadway widening project to start construction - TBD
 - **Estimated Cost** –
 - Per communications with FBC Commissioner, all relocation costs will be paid for by the County
- **Evergreen Road Widening Project (California Rd to Mustang Bayou...possibly sanitary sewer work):**
 - **Scope** – Proposed 80' ROW, with 2-12' lanes, 6' shoulders, asphalt roadway, with roadside ditches
 - **Schedule** –
 - Working on 30% complete roadway plans...no overall schedule provided yet
 - Coordinating with Roadway Team to have utility relocations included within their construction plans so relocations can be done by their contractor
 - **Estimated Cost** –
 - Per communications with FBC Commissioner, all relocation costs will be paid for by the County
- **Evergreen Road Widening Project (Mustang Bayou to FM521...possibly sanitary sewer work):**
 - **Scope** – Proposed 80' ROW, with 2-12' lanes, 6' shoulders, asphalt roadway, with roadside ditches
 - **Schedule** –
 - Provided 70% complete roadway plans for review and comment...no overall schedule provided yet
 - Coordinating with Roadway Team to have utility relocations included within their construction plans so relocations can be done by their contractor
 - **Estimated Cost** –
 - Per communications with FBC Commissioner, all relocation costs will be paid for by the County
- **West Sycamore Road and South Post Oak Boulevard Intersection:**
 - **Scope** – Widening of intersection to accommodate roadway widening projects along West Sycamore Road and South Post Oak Boulevard...Project also includes roadway widening project along West Sycamore Road to the west of this intersection
 - **Schedule** – TBD, but should occur prior to roadway widening projects to the east and north of this intersection
 - **Estimated Cost** – This project will involve the relocation of the District's waterline at this intersection...it has been communicated multiple times to the roadway team that it is the District's understanding that all costs associated with this relocation will be paid for by FBC...The District should be able to review and approve these relocations and the Roadway Contractor should be coordinating all work with the District Operator
- **Side Street Improvements (Evergreen St, California St, Linden St, and West Dallas St):**
 - FBC working on acquiring ROW along above-mentioned streets to create new FBC roadway ROW (anticipated to be 40' wide) with improved roadway and drainage...planning to install concrete pavement with curb and gutter and

underground storm drainage system and installing public waterlines...all work proposed to be paid for by FBC and completed in four construction packages

Other Road Widening Projects Within District (Lake Olympia Pkwy, California Road, Kentucky Road, Kansas St, 3rd Street...consider water and wastewater utility work) – FBC to provide update

Upon motion made by Supervisor Casher, seconded by Supervisor Medina, and after full discussion, the Board voted unanimously to approve the Engineer's Report, as presented.

4. OPERATOR'S REPORT/TERMINATION OF SERVICE

Next the Board recognized Mr. Ubernosky, who submitted to and reviewed with the Board the Operator's Report, a copy of which is on file in the official records of the District.

Mr. Ubernosky then discussed water and sewer tap issues, including calculation of fees and related matters, including update on refund matters, amendments to the District Rate Order, including limits for service to food trucks, and minimum sewer line size, illegal connections, customer service requests for wastewater service and discuss District water and wastewater connection counts and any updates thereto.

Upon a motion duly made by Supervisor Casher, seconded by Supervisor Medina, and after full discussion, the Board voted unanimously to approve the Operator's Report, including the recommendations related to the Rate Order related to the matters above, prohibiting service to individual food trucks, and requiring all future requests for wastewater taps to be presented to the Board at a meeting.

5. DISCUSS AND TAKE ACTION ON REGIONAL FACILITIES CONTRACT, INCLUDING WWTP EXPANSIONS, CAPACITY REQUIREMENTS AND RELATED MATTERS, INCLUDING APPROVAL OF INTERLOCAL AGREEMENT FOR CONSTRUCTION AND FINANCING OF CITY WASTEWATER TREATMENT PLANT EXPANSION.

Mr. Willis then updated the Board with respect to the Regional Facilities Contract, including WWTP expansions, capacity requirements and related matters, including approval of Interlocal Agreement for Construction and Financing of City Wastewater Treatment Plant Expansion. No action was taken in connection therewith.

6. DISCUSS AND TAKE ANY NECESSARY ACTION ON REQUEST FROM FORT BEND MUD 141 RELATED TO PARTIAL ASSIGNMENT OF PUMPAGE ALLOCATION.

Mr. Willis updated the Board in regard to the request from Fort Bend MUD 141 related to the partial assignment of pumpage allocation.

Upon a motion made by Supervisor Medina, seconded by Supervisor Casher, and after full discussion, the Board voted unanimously to approve the request from Fort Bend MUD 141 related to the partial assignment of pumpage allocation subject to the terms of a satisfactory agreement.

7. DISCUSS REQUEST FROM LANDOWNER FOR WATER SERVICE WITH TEMPORARY SEWER SERVICE FROM FORT BEND MUD 23.

Mr. Willis updated the Board in regard to the request from Landowner for water service with temporary sewer service from Fort Bend MUD 23. No action was taken in connection therewith.

8. HEAR FROM THE PUBLIC.

The Board then opened the meeting to comments from the public.

There being no further business to come before the Board, upon a motion duly made and seconded, the Board voted unanimously to adjourn.

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PASSED, ADOPTED, and APPROVED this 7/17/25.

Calvin Cash
Secretary

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