



CLEAR LAKE CITY WATER AUTHORITY

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

September 16, 2024,

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 September 19, 2024, 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/470556733>

Phone conference call at: +1 (408) 650-3123 Access Code:470-556-733

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 minutes of the August 8, 2024, Regular Board Meeting;
2. Comments from the floor (5-minute limitation);
3. Consider and act upon approving Garver for additional engineering services in connection with Robert T. Savely Water Reclamation Facility Headworks Expansion project;
4. Review and act, if necessary, upon report from Garver, Engineering Consultant, on any matters pertaining to CLCWA WWTP Expansion;
5. Receive and act, if necessary, upon report from Greg Pendley, Electricity Broker, on upcoming contract renewal in January 2025 and current market conditions;
6. Consider and act upon retaining McCall, Gibson, Swedlund, Barfoot PLC LLP, as auditors for the 2023-2024 Fiscal Year;
7. Consider and act upon retaining McCall, Gibson, Swedlund, Barfoot PLC LLP, as auditors for a required single audit 2023 Fiscal Year concerning grant money received;
8. Receive 2024 Tax Rate Recommendation from Financial Advisor;
9. Consider and act upon calling public hearing on proposed 2024 Tax Rate and authorizing publication of Notice of Hearing;

10. Consider and approve Order Authorizing Application for Approval by TCEQ of Project and Issuance of Bonds (\$36,730,000) for Bond Issue No. 43 (TCEQ Bond Issue No. 39);
11. Consider and approve an Application for Approval by TCEQ of Project and Issuance of Bonds (\$36,730,000) for Bond Issue No. 43 (TCEQ Bond Issue No. 39);
12. Consider and approve a Resolution Requesting Approval from Texas Commission on Environmental Quality for a Change in Project Scope and Approval of use of Surplus Funds;
13. Consider and approve Resolution Declaring Intent to Reimburse Expenditure With Proceeds of Unlimited Tax Bonds/Unlimited Tax and Revenue Bonds;
14. Consider and act upon approval to write-off delinquent uncollectable water/sewer accounts;
15. Consider and act upon adopting policy FIN-110 Capitalization and Depreciation of Authority Assets;
16. Consider and act upon approving the 2024-2025 Fiscal Year Budget;
17. Receive Tax Collector Report ending August 31, 2024;
18. Consider and act upon Financial Report ending July 31, 2024;
19. Consider and act upon the Operating Disbursement's Report ending August 31, 2024;
20. Receive and discuss utility availability for Texas A&M University Space Collaboration Facility;
21. Review and approve Pay Application 2 for Water Well No. 7 and Water Plant No. 2 Site Improvements (Generator);
22. Review and approve Change Order 1 for Sanitary Sewer Phase 98 Rehabilitation;
23. Review and approve Pay Application 1 for Sanitary Sewer Phase 98 Rehabilitation;
24. Review and approve Change Order 1 for Sanitary Sewer Phase 100 Manhole Rehabilitation;
25. Review and approve Pay Application 5 for Sanitary Sewer Phase 100 Manhole Rehabilitation;
26. Review and act, if necessary, upon the Engineer's Report and any matters pertaining to construction contracts;
27. Consider and act upon approval of the Capital Projects Disbursements;
28. Receive and act, if necessary, upon Attorney's Report;
29. Consider and act upon the Investment Summary ending July 31, 2024;
30. Consider and act upon, if necessary, Exploration Green Conservancy report;

31. Receive General Manager's Report;
32. Old and New Business;
33. 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.

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



CLEAR LAKE CITY WATER AUTHORITY

Board of Directors'
Regular Meeting Minutes
September 19, 2024

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, September 19, 2024, 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/470556733>
Phone conference call at +1(408)650-3123 Access Code: 470-556-733

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;
Mr. John Graf, Secretary;
Ms. Anthea Guest, Director;
Mr. Brady Pyle, Director;

Also present were:

Ms. Jennifer Morrow, General Manager;
Mr. Curtis Rodgers, Director of Utilities;
Mr. Samuel Johnson, Attorney, Coats Rose, (by video conference);
Mr. Adam Anderson, Engineer, LAN;
Mr. Mario Chapa, Engineer, Garver;
Mr. David Wood, Baird;
Mr. Joseph Ellis, McCall, Gibson, Swedlund, Barfoot PLC;
Mr. Dean McGee, Director of Finance;
Ms. JoJo Finkeldei, HR Manager;
Ms. Marissa Salazar, Customer Service / Utility Billing Manager;
Ms. Andie Tillman, HR Admin Asst., (by video conference);
Mr. Frank Elliott, Wastewater Superintendent;
Ms. Heather Frank, Recording Secretary.

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

It was noted that Agenda Items 6 and 7 will be considered together.
Agenda Items 10 and 11 will not be considered, no additional discussion is needed after the approval during the August 8, 2024, Board Meeting.

1. Minutes of the August 8, 2024, Regular Meeting Approved

Reading of the minutes of the August 8, 2024, Regular Board Meeting was waived due to all Directors having received copies prior to 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 Pyle, the Board voted unanimously to approve the minutes of the August 8, 2024, Regular Board Meeting.

2. Comments from the Floor
No comments from the floor.
3. Consider and act upon approving Garver for additional engineering services in connection with Robert T. Savely Water Reclamation Facility Headworks Expansion project
Approved
Mrs. Morrow introduced Mr. Mario Chapa from Garver, an engineering firm specializing in Wastewater Treatment Plants (WWTP). Mr. Chapa provided an overview of the services, processes, and timeline to be utilized by Garver through a visual presentation. (A copy of which is on file in the official records of the Authority and identified as Exhibit C.) Director Graf provided his thanks to Mr. Chapa regarding his responsiveness, knowledge, and engagement in matters pertaining to the contract needs and terms, discussed in previous Committee Meetings. It was noted that this is the first project/portion of the upgrade and refurbishment of the WWTP. The updated scope of work is provided on the Work Order titled Headworks Expansion, Project No. 2401462, which amends the original contract. (A copy of which, work order and original contract, is on file in the official records of the Authority and identified as Exhibit D.) It was noted that the contract terms and proposed processes allow for a set cost and fluid design capabilities, which reduces the concern for costs associated with design modifications.

Thereupon, by motion duly made by Director Savely and seconded by Director Graf, the Board voted unanimously to approve Garver for additional engineering services in connection with Robert T. Savely Water Reclamation Facility Headworks Expansion project.

4. Review and act, if necessary, upon report from Garver, Engineering Consultant, on any matters pertaining to CLCWA WWTP Expansion
Upon approval of Agenda Item 3, this report will now be a recurring agenda item to be heard at corresponding Board Meetings. No consideration for this agenda item is due at this time.

5. Receive and act, if necessary, upon report from Greg Pendley, Electricity Broker, on upcoming contract renewal in January 2025 and current market conditions
Mr. Pendley provided an overview of current market conditions, including interest rates, power storage, and factors such as available energy options; solar, wind, natural gas, coal, and nuclear. Due to the current renewal timeline being in an elevated heat and hurricane cycle window, it was recommended to obtain a short-term contract in the interim until market conditions improve.
It was noted that a previous energy audit indicated that alternative energy options were not significantly beneficial to offset the implementation cost, but as costs increase the matter will be reconsidered.

It was noted that the current process for energy renewal is under the authority of the General Manager to review and approve contract terms. The matter was brought to the Board due to the possible significant increase in cost, that may result in the contract value exceeding the General Manager's current delegated authority to approve contracts up to

a \$100,000.00 maximum. As market conditions change daily, and favorable terms can be lost if not finalized same day. It was recommended to keep the process under the authority of the GM, with a specified term.

Thereupon, by motion duly made by Director Graf and seconded by Director Savely, the Board voted unanimously to give the General Manager the authority to review, approve, and sign energy supply contracts, on recommendations from our advisor, for rates up to \$.07 per kilowatt hour and terms not to exceed ten (10) years.

- 6. Consider and act upon retaining McCall, Gibson, Swedlund, Barfoot PLC LLP, as auditors for the 2023-2024 Fiscal Year
Approved

Mr. Ellis provided an overview of the Engagement Letter that stipulated the scope, objectives, responsibilities, procedures, and cost in retaining McCall, Gibson, Swedlund, Barfoot PLC as auditors for the 2023-2024 Fiscal Year. The terms remain the same as the previous 2022-2023 Fiscal Year Audit with the added language and cost to proceed with a single audit concerning the grant money received. (A copy of which is on file in the official records of the Authority and identified as Exhibit E.) Grant funds received over \$750,000 require an audit to verify that the requirements to keep grant funds are met.

- 7. Consider and act upon retaining McCall, Gibson, Swedlund, Barfoot PLC LLP, as auditors for a required single audit 2023 Fiscal Year concerning grant money received
Approved

Thereupon, by motion duly made by Director Pyle and seconded by Director Graf, the Board voted unanimously to approve retaining McCall, Gibson, Swedlund, Barfoot PLC LLP, as auditors for the 2023-2024 Fiscal Year and include the single audit 2023 Fiscal Year concerning grant money received.

- 8. Receive 2024 Tax Rate Recommendation from Financial Advisor

Mr. Wood provided an overview of the documentation provided regarding the recommendation for the 2024 Tax Rate. (A copy of which is on file in the official records of the Authority and identified as Exhibit F.) The recommended 2024 Total Tax Rate is \$0.25 per \$100 of assessed valuation, \$0.20 for Utility Debt Service and \$0.05 for Maintenance & Operating (M&O), remaining the same as the previous year. The Debt Service rate of \$0.20 will cover the upcoming 2025 calendar year debt service obligations, including planned future bonds, selling current bonds, and using the remainder of the budget authorization from the last election.

Implementation of the new Tax Rate is a two-step process, first the authorization to publicize the Intent to the Levy tax rate and call a public hearing, and next to hold a public hearing on the proposed Tax Rate.

The 2024 certified value is just above \$7.3 billion with an additional uncertified (currently under protest) value of approximately \$6.87 million. This calculates to a net taxable value increase of 0.32% over the previous year. The sustained rate provides for a sufficient Debt Service Coverage Percentage, calculated including the obligations for the pending Bond Issue 43, and M&O funds to keep the infrastructure sound while keeping to the Authority's goal to set the tax rate at or below the current rate.

9. Consider and act upon calling public hearing on proposed 2024 Tax Rate and authorizing publication of Notice of Hearing Approved
- It was considered to hold a public hearing on the proposed 2024 Tax Rate of \$0.25 per \$100 of assessed valuation and to authorize publication of a Notice of Hearing at the start of the October 10, 2024, Board Meeting or on such a date that a quorum can be established.
- Thereupon, by motion duly made by Director Savely and seconded by Director Graf, the Board voted to call a public hearing on the proposed 2024 Tax Rate and Authorizing publication of the Notice of Hearing to be conducted at the October 10, 2024, Regular Board Meeting or such other date necessary to achieve a quorum.
10. Consider and approve Order Authorizing Application for Approval by TCEQ of Project and Issuance of Bonds (\$36,730,000) for Bond Issue No. 43 (TCEQ Bond Issue No. 39)
- Stricken from Agenda
11. Consider and approve an Application for Approval by TCEQ of Project and Issuance of Bonds (\$36,730,000) for Bond Issue No. 43 (TCEQ Bond Issue No. 39)
- Stricken from Agenda
12. Consider and approve a Resolution Requesting Approval from Texas Commission on Environmental Quality for a Change in Project Scope and Approval of use of Surplus Funds Approved
- In the absence of SK Law Bond Council, Mr. Johnson provided an overview of the documentation. (A copy of which is on file in the official records of the Authority and identified as Exhibit G.) When a surplus of funds from approved projects remain on a bond, changes to the usage/scope of such funds require approval by the TCEQ. When a surplus of funds remains unassigned to a particular project on a bond the use of such funds also requires approval by the TCEQ. Unless the project falls under an exclusion such as funds used to rehabilitate or expand wastewater or water treatment plants. Three bonds have remaining funds and it is proposed to use \$2.6M on the Lift Station Force Main project and \$1.1M on the water meter replacement program.
- It was inquired if protection/contract terms could be put in place in the future to offset costs in the case of equipment becoming obsolete due to provider changes. The water meter replacement program is due to a platform/technology change by the meter provider resulting in the current meters becoming unserviceable.
- Thereupon, by motion duly made by Director Graf and seconded by Director Savely, the Board voted to approve the three Resolutions Requesting Approval from Texas Commission on Environmental Quality

for a Change in Project Scope and Approval of use of Surplus Funds, with the stipulation that Exhibit A be added to each document and each Exhibit is consistent with the terms and conditions noted from this meeting.

- 13. Consider and approve Resolution Declaring Intent to Reimburse Expenditure With Proceeds of Unlimited Tax Bonds/Unlimited Tax and Revenue Bonds Approved

In the absence of SK Law Bond Council, Mr. Johnson provided an overview of the documentation. (A copy of which is on file in the official records of the Authority and identified as Exhibit H.) Federal regulations prohibit public entities from issuing bonds to reimburse past operating expenditures unless the entities make a declaration of intent to reimburse operating funds with bond proceeds around the time of the expenditure.

Thereupon, by motion duly made by Director Graf and seconded by Director Pyle, the Board voted to approve the Resolution Declaring Intent to Reimburse Expenditure With Proceeds of Unlimited Tax Bonds/Unlimited Tax and Revenue Bonds, with the stipulation that Exhibit A be added to each document and each Exhibit is consistent with the terms and conditions noted from this meeting.

- 14. Consider and act upon approval to write-off delinquent uncollectable water/sewer accounts Approved

Mrs. Morrow provided an overview of the annual uncollectable accounts report. All means available to the Authority have been utilized to obtain payment. A new process has been implemented to monitor requests by individuals for new accounts against closed accounts with outstanding balances, payment of any outstanding balances on closed accounts is required to open new accounts.

It was noted that the current deposit amount is not covering all remaining balances on closed accounts and the policy will need to be reviewed.

Thereupon, by motion duly made by Director Savely and seconded by Director Graf, the Board voted unanimously to approve the write-off of delinquent uncollectable water/sewer accounts.

- 15. Consider and act upon adopting policy FIN-110 Capitalization and Depreciation of Authority Assets Approved

Mrs. Morrow provided an overview of the proposed policy FIN-110 Capitalization and Depreciation of Authority Assets. (A copy of which is on file in the official records of the Authority and identified as Exhibit I.) In conjunction with the review of the budget, it was proposed to update our financial management practices and the organization of expenditures. This policy addresses what is defined as a Capital asset, proposing to declare the total cost minimum at \$25,000. This allows CLCWA policies to be consistent with industry standards and best practices.

Thereupon, by motion duly made by Director Savely and seconded by Director Guest, the Board voted unanimously to approve adopting policy FIN-110 Capitalization and Depreciation of Authority Assets.

- 16. Consider and act upon approving the 2024-2025 Fiscal Year Budget Approved

Predicted rates, CLCWA responsibilities, repair costs, contingency measures, budget category reorganization, and future planning considerations were clarified. The CLCWA continues to look for measures to minimize costs and endeavors to maintain adequate budget contingencies to protect the infrastructure and services provided to our residents in the case of unforeseen circumstances.

It was inquired as to whether the utilization of moderate to highly flexible

pipe for repairs to broken pipes could reduce the stress and breakage at and extending out from the repair location moving forward. It was noted that the currently utilized repair clamps and HDPE pipe are flexible to a degree, this has typically maintained the structure of the pipe at the repair location. The existing AC pipe is highly susceptible to breakage, flexibility in one area is not necessarily going to prevent breaks down the line. Due to the heave in the CLCWA's area soil, research would need to be conducted to find the most appropriate structure of materials that could be utilized in the area substrate of the materials that are currently available, which range from the highly rigid to the highly flexible.

The Board thanked the CLCWA staff for working diligently to provide an organized, detailed, and clear budget proposal for the 2024 to 2025 fiscal year.

Thereupon, by motion duly made by Director Guest and seconded by Director Graf, the Board voted unanimously to approve the 2024-2025 Fiscal Year Budget.

17. Tax Collector's Report Ending 8/31/2024

The Tax Collector's Report ending August 31, 2024, 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 J.)

18. Financial Report Ending 7/31/2024 Approved

The Financial Report ending July 31, 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 K.)

Thereupon, by motion duly made by Director Savely and seconded by Director Graf, the Board voted unanimously to approve the Financial Report ending July 31, 2024.

19. Operating Disbursements Report Ending 08/31/2024 Approved

The Operating Disbursements Report ending August 31, 2024, 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 L.)

Thereupon, by motion duly made by Director Graf and seconded by Director Savely, the Board voted unanimously to approve the Operating Disbursements Report for the period ending August 31, 2024.

20. Receive and discuss utility availability for Texas A&M University Space Collaboration Facility

Mr. Justin Lawrence of Texas A&M University System (TAMUS) provided a presentation on the proposed construction of the future Moon and Mars scape educational and testing facility on NASA property, adjacent to Saturn Ln, which would require water and sewer services directly from the CLCWA.

It was inquired whether reuse water could be utilized at this facility for landscaping and irrigation. The CLCWA and TAMUS will look into the availability and feasibility of use. Discussions have also been conducted with NASA to utilize reuse water and any planning for access, infrastructure or modifications to provide the service would be considered for all parties.

Water and Sewer usage calculations are based preliminarily on the approximately 143,000 sq ft central spine utilized for personnel, including

project rooms, labs, lobby, offices, garages, research spaces, classrooms, breakroom, and the central plant. Using the established usage for office space on the City of Houston Wastewater Equivalency Table, the proposed site will need 47.9 ESFC.

The design-build phase is approximately 50% complete and is estimated to be ready for construction by January 2025.

In reviewing the Texas A&M design to access services from the CLCWA, it was determined that infrastructure modifications done in conjunction with site-planned designs could benefit the CLCWA area and out-of-district entities currently contracted for service. Upsizing and extending the proposed site 8" water line, would provide redundancy with a water line loop for the area, allow for a problematic water line to be abandoned, and provide sufficient capacity and pressure for adjacent potential development. Taking over ownership and maintenance of the completed proposed gravity sanitary sewer line and lift station could allow for the bypass of a problematic lift station that currently provides service to Space Center Intermediate School, City of Houston Fire Station 72, and potential future adjacent development.

It was noted that Director Graf will not be assigned to committees or vote on proposals related to the JSC. Director Pyle will not be assigned to committees or vote on proposals related to Space Center Houston.

The Board agrees to proceed with the service request process and provide a Letter of Availability as the process adheres to CLCWA policy regarding Federal Property.

- 21. Review and approve Pay Application 2 for Water Well No. 7 and Water Plant No. 2 Site Improvements (Generator)
Approved

Pay Application 2 for Water Well No. 7 and Water Plant No. 2 Site Improvements (Generator) 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 difference in Percent Time Used vs Complete was due to waiting on delivery of the second generator. The established timeline is still manageable as items needed around the installation of the generator are completed.

Thereupon, by motion duly made by Director Graf and seconded by Director Guest, the Board voted unanimously to approve Pay Application 2 for Water Well No. 7 and Water Plant No. 2 Site Improvements (Generator) to Texan Municipal & Industrial for \$82,699.97.

- 22. Review and approve Change Order 1 for Sanitary Sewer Phase 98 Rehabilitation
Approved

Change Order 1 for Sanitary Sewer Phase 98 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 this additional service was requested due to a resident having sewer issues with the current connection.

Thereupon, by motion duly made by Director Pyle and seconded by Director Graf, the Board voted unanimously to approve Change Order 1 for Sanitary Sewer Phase 98 Rehabilitation to King Solutions Services, LLC for \$3,650.00.

23. Review and approve Pay Application 1 for Sanitary Sewer Phase 98 Rehabilitation Approved
- Pay Application 1 for Sanitary Sewer Phase 98 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.)
- Thereupon, by motion duly made by Director Guest and seconded by Director Graf, the Board voted unanimously to approve Pay Application 1 for Sanitary Sewer Phase 98 Rehabilitation to King Solutions Services, LLC. for \$113,940.00.
24. Review and approve Change Order 1 for Sanitary Sewer Phase 100 Manhole Rehabilitation Approved
- Change Order 1 for Sanitary Sewer Phase 100 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 P.) It was noted that this request covers the repair of leaking joints and additional manholes found to be significantly degraded since the original surveys were done from 2000-2017.
- Thereupon, by motion duly made by Director Graf and seconded by Director Guest, the Board voted unanimously to approve Change Order 1 for Sanitary Sewer Phase 100 Manhole Rehabilitation to CDC Unlimited, LLC. for \$28,486.00.
25. Review and approve Pay Application 5 for Sanitary Sewer Phase 100 Manhole Rehabilitation Approved
- Pay Application 5 for Sanitary Sewer Phase 100 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 Q.) It was noted that the difference in Percent Time Used vs Complete was due to the need to review videos to approve the acceptance of work performed. Videos are typically completed and submitted at the completion of consecutive work.
- Thereupon, by motion duly made by Director Savely and seconded by Director Pyle, the Board voted unanimously to approve Pay Application 5 for Sanitary Sewer Phase 100 Manhole Rehabilitation to CDC Unlimited, LLC. for \$29,941.20.
26. Engineers Report
- Regarding the Water Well No. 7 and Water Plant No. 2 Site Improvements (Generator) project, CenterPoint needs to safeguard overhead lines for the delivery of the generator. The coordination of schedules in this matter may result in a delay to the established timeline for the contract.
- Regarding the Lift Station No. 4 Parallel Force Main project, the contractor is scheduled to mobilize the week of September 23, 2024.
- Regarding the El Dorado Boulevard Expansion project's unacceptable condition of the storm sewer joints, pipe, seals, and inadequate installation of stabilizing sand, Harris County is moving forward with mediation with the contractor that performed the installation. Pending rectification of issues and CLCWA's approval after inspection, the CLCWA will not take over ownership and maintenance of the storm sewer pipe. Absorbing possible costs associated with the maintenance and/or repair of a line in this condition is not in the best interest of our residents.

27. 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 Graf and seconded by Director Pyle the Board voted unanimously to approve the Capital Project Report in the amount of \$591,137.86.

28. Attorney's Report

Mr. Johnson did not have anything to publicly review with the Board. Director Savely inquired if a policy could be put in place to recuperate costs associated with service requests/inquiries from developers for in-district development. Mr. Johnson stated he would look into the matter.

29. Investment
Summary Ending
July 31, 2024
Approved

The Investment Summary for the period ending July 31, 2024, 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 Guest, the Board voted unanimously to approve the Investment Summary for the period ending July 31, 2024.

30. Exploration Green
Conservancy Report

Director Guest informed the Board of matters discussed at the Exploration Green Conservancy (EGC) Meeting. A Squawk Walk is scheduled for September 28, 2024, for birding enthusiasts. The EGC website should be completed by the end of September. The budget, audit, and financials are complete.

31. General
Manager's
Report

Ms. Morrow informed the Board of the following matters.

Last week a meeting was held with Council Member Fred Flickinger and his staff, Harris County Precinct 2 (HCP2) representatives, two community members Annette Dwyer and Kippy Caraway, and CLCWA staff Thomas Morrow and Jennifer Morrow to discuss future responses, coordination, and assistance that could be provided to area residents after weather/emergency events. The discussion focused on ways established partnerships could help, protect, and improve recovery for Clear Lake area residents. CLCWA facilities and location allow it to act as a coordination point for the distribution of HCP2 relief supplies and a hub for up-to-date information on how the area is affected and local needs. The CLCWA is now officially registered with the Office of Emergency Management and HCP2 will investigate the Freeman Branch Library as a suitable location to be fitted as a cooling station. A thank you was stated to Ms. Caraway for her dedication and work in putting this meeting and partnership together. This step will help the CLCWA area residents into the future; the more relationships we have in order to become part of the whole process and system, the more likely we are to have smooth sailing in the future.

Materials for Fats, Oils, and Grease (FOG) education and mitigation are now available at the main office in partnership with the Galveston Bay Foundation. Public educational posts for the cleaning of debris along gutters/grates and keeping FOG out of the drains have been uploaded to social media and the CLCWA website and some examples of previous educational posts were provided to the Board.

32. Old and New Business

Director Guest inquired on the status for considering if the Clear Lake High School's old soccer/practice field could be utilized for flood detention, to help with flood mitigation for the surrounding area during storm events and remain usable for recreation outside such events. The matter is still under review by CLCWA's engineers.

Director Pyle expressed his appreciation for the clarity of the budget and availability to answer even minor questions.

Director Graf expressed his appreciation for the staff consistently attempting to minimize costs by working through and around issues with in-house talents rather than contracting third-party sources. The appreciation and recognition awards have been a boost and acknowledgment for staff for their endeavors.

President Morrow reiterated how impressed the Board is with the above-and-beyond attitude that the staff has in the CLCWA. That it is not just a job that they come to, it is clearly a family working together to do the best for the organization and the people in this community. The Board wants the staff to know that the way everyone steps up is noticed and amazing.

Director Savely and Guest inquired on the matter of educating the public regarding any contaminants in the drinking water. Information is always available for reference on our website through our CCR and direct questions are addressed as received.

The possible advantages of participating and potentially becoming a member of the Bay Area Houston Economic Partnership (BAHEP) are being considered. Membership could open an opportunity for discussions, clarifications, and explanations of CLCWA's perspective, policies, and procedures. Membership may allow for a broad availability of communication with area industry professionals and developers. Relationships could also be an avenue for support and consideration in our endeavor to protect our area residents. For instances such as our request of Harris County to review the detention policy of the surrounding area to address concerns of runoff and drainage, that could affect our area, before additional development is designed and constructed.

33. Meeting Adjourned

President Morrow declared the open meeting adjourned at 9:36 p.m.

[Redacted signature]

President, Board of Directors
CLEAR LAKE CITY WATER AUTHORITY

[Redacted signature]

Secretary, Board of Directors
CLEAR LAKE CITY WATER AUTHORITY

(SEAL)



DATE APPROVED: October 10, 2024