WEST MEMORIAL MUNICIPAL UTILITY DISTRICT
Minutes of Meeting of Board of Directors
May 18, 2026

The Board of Directors (the "Board") of West Memorial Municipal Utility District (the "District") had a meeting, open to the public, at the District's Sewage Treatment Plant located at 22025 Kingsland Blvd., Katy, Texas, a designated meeting place inside the boundaries of the District and the roll was called of the members of the Board as follows:

Kenny Cryar	President
Patty Leo	Vice President
Elena Vanderloo	Secretary
Anna Khan	Assistant Secretary
Jerry Wells	Director

All the above were present, except Director Wells, who arrived later in the meeting, thus constituting a quorum.

Also present at the meeting were Don Self of Inframark, LLC ("Inframark"); Frank Mitchell and Joshua Zientek of Mitchell, Zientek & Scruggs, LLP ("MZS"); Kristi Hebert of Tax Tech, Inc. ("Tax Tech"); Nancy Blackwell (remote) of Baxter & Woodman, Inc. ("BW"); Don Self of Inframark, Inc. ("Inframark"); Members of American Legion Post 164 ("AL164");, LLC ("B&A"); representative of Municipal Financial Management, Inc. ("MFMI"); and David Wood of Cedar Creek Municipal Advisors, LLC.

CALL TO ORDER, CERTIFICATE OF POSTING

Director Cryar called the meeting to order at 7:00 p.m.

PUBLIC COMMENTS

There were no public comments presented at this time.

MINUTES OF MEETINGS

The Board considered approving the minutes of the April 27, 2026, board meeting. Director Vanderloo moved, and Director Khan seconded, to approve the minutes, as presented. The motion passed unanimously.

STP MINUTES OF MEETING

Director Cryar gave a brief recap of the STP meeting including a review of meeting discussion items. The Board reviewed and considered adopting the minutes of the STP meeting as presented. Director Vanderloo moved to approve the STP minutes and Director Vanderloo seconded. The motion carried unanimously.

REVIEW PROPOSAL FOR FINANCIAL ADVISOR SERVICES

Mr. Wood addressed the Board and noted that he has left R.W. Baird and now works with Cedar Creek Municipal Advisors. He stated that it was an amicable split and most of the municipal advisory group from Barid had left to start this new firm. He noted that he has been the financial advisor for the district for many years and would like to continue that relationship. The Board was very appreciative of the work Mr. Wood has done in the past and agreed that they would like to continue working with him. Director Vanderloo made a motion to send a termination notice to R.W. Barid and to engage Cedar Creek Municipal Advisors. The motion was seconded by Director Khan and passed unanimously.

COMMUNICATIONS REPORT

There was no representative present at the meeting.

AMERICAN LEGION POST 164

Members of the American Legion presented a number of updates related to ongoing items and events at the post including an upcoming Memorial Day event. There were no action items requested.

LANDSCAPING AND SECURITY FENCING AT WWTP

Director Vanderloo provided an update on the landscaping and noted that there was a problem with some mulch washing away so she authorized some to be added. Director Leo noted that the new security system and cameras are working well. No action was needed at this time.

SALES TAX REPORT

There was not a representative present to give the report. A written report was provided and was reviewed by Director Cryar during the meeting.

TAX ASSESSOR-COLLECTOR'S REPORT

Mrs. Hebert presented and reviewed the Tax Assessor-Collector's ("TAC") Report for the current reporting period, a copy of which is attached as **Exhibit A**. She gave an update on the litigation accounts, presented the checks for payment, and pending refunds. She then presented that the District's estimated taxable value is $432,500,000. Director Vanderloo moved to approve the Tax Assessor-Collector's Report, as presented. Director Khan seconded the motion and it passed unanimously.

BOOKKEEPER'S REPORT

The representative of MFMI presented the District's Bookkeeper's Report, a copy of which

is attached as **Exhibit B1**, and updated the Board on District receipts, disbursements, sales tax and investment revenue, and reviewed the comparison of budget to actual for the reporting period. She also presented the STP Bookkeeper's Report, a copy of which is attached as **Exhibit B2**. Following a review of the reports and checks presented, Director Vanderloo made a motion to accept the District Bookkeeper's Report(s) and the expenditures included therein. Director Khan seconded the motion which passed unanimously. It was noted that the District will be adopting a new budget at the next meeting.

OPERATOR'S REPORTS

Mr. Self reviewed the Operator's Report for the District, a copy of which is attached as **Exhibit C1** and the STP, a copy of which is attached as **Exhibit C2**. He noted that EZ Fiber has paid up for all damages caused to District lines. Mr. Self then presented a customer request to waive an NSF fee. After discussion, Director Vandeloo made a motion, seconded by Director Khan to deny the request. The motion passed unanimously. Mr. Self then reviewed the draft Consumer Confidence Report (CCR) with the Board and asked for approval to distribute. Director Vanderloo made a motion to approve the CCR and posting to website. Director Leo seconded the motion which passed unanimously. Mr. Self then stated that well motor #3 has burned out and there is a temporary motor in place and an insurance claim has been filed. He then presented a quote for the perimeter security fencing and stated that he is waiting on a third. The Board decided to wait until next month to decide. Director Vanderloo made a motion to approve the operator's report, cut-off list, and uncollectibles. The motion was seconded by Director Khan and passed unanimously.

ENGINEER'S REPORT

Ms. Blackwell presented the Engineer's Report, a copy of which is attached as **Exhibit D**. She updated the Board on a number of items including: 1) WWTP – Underground Diesel Storage Tank Removal; 2) WWTP – 24" Influent Line Repair; 3) WWTP – 54" Outfall Line; 4) WWTP – Aeration Blower Improvements; and 5) Risk & Resilience Assessment and Emergency Response Plan. She noted that the underground storage tank is gone and the sample well is installed as required and the initial samples have come back clean. She presented Pay Estimate #2 for $27,049.01 to Inland Environmental. She then gave an update on the influent line repairs and sinkhole. That project is still progressing. She presented Pay Estimate #1 for $195,390 to Bull G Construction. Ms. Blackwell noted that the aeration blower project is still on hold until the manufacturer can provide an updated delivery schedule. Director Vanderloo then made a motion to accept the report and approve PE#2 to Inland and PE#1 to Bull G. The motion was seconded by Director Khan and passed unanimously.

EXECUTIVE SESSION PURSUANT TO TEXAS GOVERNMENT CODE, SECTION 551.071, ET. SEQ.

The Board entered executive session at 7:54 p.m. to review security matters and emergency response plan.

RECONVENE IN OPEN SESSION

The Board reconvened in open session at 8:15 p.m. A motion was made by Director Leo to certify and approve the emergency response plan and to have MZS work on a district policy regarding camera system access. The motion was seconded by Director Vanderloo and passed unanimously.

ATTORNEY'S REPORT

Mr. Mitchell presented the Attorney's Report noting that there are no updates to report on the revised STP agreement and it is with the attorneys' for the partner districts other than that he is still working to communicate with the other districts. There was then discussion related to the District taking on the contract for law enforcement services with Harris County Pct. 5 Constable and he noted that he has had conversations with the Chief Deputy and they are pleased with the opportunity to work with the District. After some discussion, the Board concurred that Director Leo should be the security coordinator and point of contact for that contract.

PENDING BUSINESS AND ADJOURNMENT

After the Board considered items to be included on the next meeting notice/agenda, it was noted that the next regular meeting would be on June 22, 2026.

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THESE MINUTES ARE PASSED, APPROVED, and ADOPTED by the Board of Directors of West Memorial Municipal Utility District this 22nd day of June, 2026.

/s/Elena Vanderloo
Secretary, Board of Directors



BOARD OF DIRECTORS MEETING
EXHIBITS TO MINUTES OF MEETING

A	Tax Assessor/Collector Report
B1 & B2	Bookkeeper's Reports (District and STP)
C1 & C2	Operator's Report (District and STP)
D	Engineer's Report