

WEST MEMORIAL MUNICIPAL UTILITY DISTRICT

Minutes of Meeting of Board of Directors

January 26, 2026

The Board of Directors (the “Board”) of West Memorial Municipal Utility District (the “District”) had a meeting (virtual), 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 thus constituting a quorum.

Also present at the meeting remotely were Don Self of Inframark, LLC (“Inframark”); Daniel Scruggs and Frank Mitchell of Mitchell, Zientek & Scruggs, LLP (“MZS”); Esther Flores of Tax Tech, Inc. (“Tax Tech”); Nancy Blackwell of Baxter & Woodman, Inc. (“BW”); Lynnette Tujague of Municipal Financial Management, Inc. (“MFMI”; and Greg East of Perdue, Brandon, Fielder, Collins & Mott, LLP (“Perdue Brandon”).

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 December 15, 2025, 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 January 12, 2026, STP meeting including a review of meeting discussion items, engineering updates and Capital Improvements Plan (“CIP”). The Board reviewed and considered adopting the minutes of the STP meeting. Director Vanderloo moved to approve the STP minutes, as presented, and Director Khan seconded. The motion carried unanimously.

WEST MEMORIAL MUNICIPAL UTILITY DISTRICT

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January 26, 2026

COMMUNICATIONS REPORT

There was no representative present so the Board decided to defer until next meeting.

AMERICAN LEGION POST 164

No representatives were present and no updates were presented to the Board for consideration.

LANDSCAPING AND SECURITY FENCING AT WWTP

Director Vanderloo reviewed the status of the ongoing landscaping and trimming projects with the Board. There were no action items to discuss at this time.

TAX ASSESSOR-COLLECTOR'S REPORT

Mrs. Flores 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 noted that the checks would be available at the next meeting for signature. She then introduced Mr. East who helped present the delinquent tax report. There were several accounts in collection that were in various stages of negotiations. Mr. East requested approval for water termination on nine (9) accounts. Director Vanderloo moved to approve the Tax Assessor-Collector's Report and Delinquent Tax Attorney Report as presented and approve water termination on the requested accounts. Director Wells seconded the motion and it passed unanimously. Mr. Mitchell then presented the resolution authorizing additional penalty on delinquent taxes and the resolution granting tax exemptions. After discussion, Director Vanderloo made a motion to adopt both resolutions, the motion was seconded by Director Khan and passed unanimously.

BOOKKEEPER'S REPORT

Mrs. Tujague presented the District's Bookkeeper's Report, a copy of which is attached as Exhibit B-1, 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. Ms. Tujague presented the STP Bookkeeper's Report, a copy of which is attached as Exhibit B-2. There was some discussion regarding the payment of the Today's Integration invoices. Following review of both Bookkeeper's Reports, 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.

ENGINEER'S REPORT

Ms. Blackwell presented the Engineer's Report, a copy of which is attached as Exhibit C. She updated the Board on a number of items including: 1) a) WWTP Issues: 24" Influent Line Repair, b) 54" CGMP WWTP Outfall Line; 2) WWTP Aeration Blower Improvements; 3) WWTP

WEST MEMORIAL MUNICIPAL UTILITY DISTRICT

Minutes of Meeting of Board of Directors

January 26, 2026

Walkway Replacement; 4) Removal of the Underground Diesel Storage Tank; TCEQ Compliance – Water Well No. 2; 4) Risk & Resilience Assessment and Emergency Response Plan; 5) GM Services Bi-Annual Well Reports. The Board discussed the WWTP Influent Line repair and Ms. Blackwell presented the bids received and recommended award of the contract to Bull G Construction, LLC in the amount of \$611,400 with two alternate bid items for consideration. After discussion, Director Vanderloo made a motion to award the contract to Bull G and approve alternate 2 and vote no to alternate 1. The motion was seconded by Director Khan and passed unanimously. There was then additional discussion related to the WWTP Aeration Blower Improvements. Ms. Blackwell presented options of 1 or 2 blowers. After consideration, Director Vanderloo made a motion to move forward with the purchase of 2 blowers as presented. The motion was seconded by Director Khan and passed unanimously. Ms. Blackwell noted that the walkway replacement work is complete and is just waiting for final pay estimate and closeout. There was one change order presented in the amount of \$3,100 for additional concrete repairs. Director Vanderloo made a motion to approve the Change Order No. 1, said motion was seconded by Director Khan and passed unanimously. Ms. Blackwell then noted that the TCEQ had approved all requested exceptions regarding Water Well No. 2. There were no additional action items presented and Director Vanderloo motioned to accept the engineer's report as presented. The motion was seconded by Director Vanderloo and passed unanimously.

OPERATOR'S REPORTS

Mr. Self reviewed the Operator's Report for the District, a copy of which is attached as Exhibit D-1 and the STP, a copy of which is attached as Exhibit D-2. There was some discussion regarding a commercial meter that appears to have been under-reading and there is an outstanding amount at the location. The discussion centered around the request to cut-off service. Director Vanderloo made a motion to proceed with cut-off as normal. The motion was seconded by Director Khan and passed unanimously. During the report regarding the STP it was discussed that the Digester Blower Unit #3 was broken and it was recommended for repair in the amount of \$36,108. Director Vanderloo made a motion to approve the repairs, which was seconded by Director Khan and passed unanimously. Then the discussion focused on the replacement of some conduit and feeders on the Aeration Blower #1 for a cost of \$18,500. Director Vanderloo made a motion to approve the replacement. The motion was seconded by Director Khan and passed unanimously. Director Vanderloo moved to approve the Operator's Reports, as presented. The motion was seconded by Director Khan and passed unanimously.

ATTORNEY'S REPORT

Mr. Mitchell presented an update on the Cabo Bob's real estate transaction and noted that there were only a few additional items needed before closing. He then asked the Board to approve the order declaring the property as surplus and no longer needed by the District and approved for sale. There was then discussion related to security contracts and the options available to the District. Director Vanderloo made a motion to approve the attorney report and adopt the order declaring surplus property. Director Khan seconded the motion which passed unanimously.

WEST MEMORIAL MUNICIPAL UTILITY DISTRICT
Minutes of Meeting of Board of Directors
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EXECUTIVE SESSION PURSUANT TO TEXAS GOVERNMENT CODE, SECTION 551.071, ET. SEQ.

The Board did not enter Executive Session.

RECONVENE IN OPEN SESSION AND AUTHORIZE ACTION RELATED TO EXECUTIVE SESSION

The Board did not enter executive session.

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 February 23, 2026.

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WEST MEMORIAL MUNICIPAL UTILITY DISTRICT

Minutes of Meeting of Board of Directors

January 26, 2026

THESE MINUTES ARE PASSED, APPROVED, and ADOPTED by the Board of Directors of West Memorial Municipal Utility District this 23rd day of February, 2026.

/s/Elena Vanderloo
Secretary, Board of Directors



BOARD OF DIRECTORS MEETING
EXHIBITS TO MINUTES OF MEETING

- | | |
|-----------|---|
| A | Tax Assessor/Collector Report |
| B-1 & B-2 | Bookkeeper's Reports (District and STP) |
| C | Engineer's Report |
| D-1 & D-2 | Operator's Report (District and STP) |